

HOUSING NOW

Vancouver and Abbotsford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2010

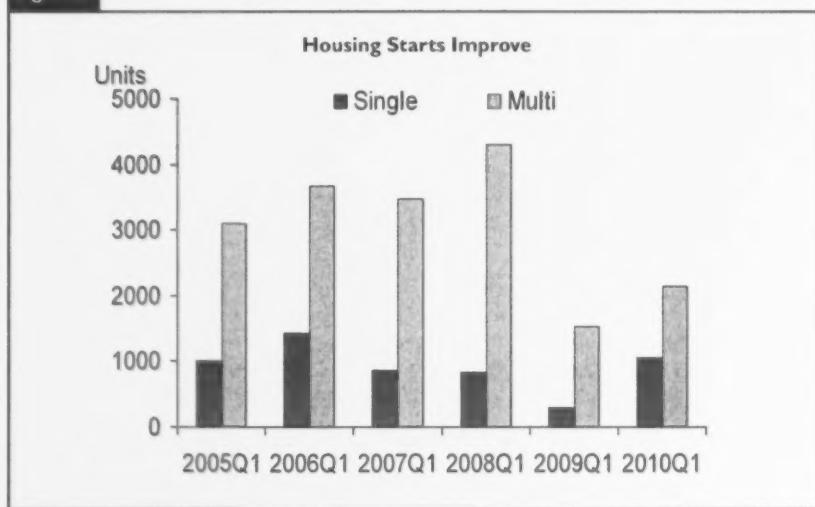
Vancouver CMA New Home Construction

New home construction in the Vancouver CMA was higher in the first quarter of 2010 than it was the year before. Concrete was poured for 3,198 new units during the quarter, an increase of 76 per cent from 1,819 units in the first three months of 2009. However, home starts remained below the ten year average level of 3,440.

Several factors contributed to the increase in first quarter new home construction. Firstly, economic conditions have improved from early 2009, and migration has continued to add population and housing demand. A robust resale market with improved pricing has also given developers a good reason to return to the market place.

Developers ramped up construction on both single detached and multiple

Figure 1



Source: CMHC

Table of Contents

- 1 Vancouver CMA
New Home Construction
- 2 Abbotsford CMA
New Home Construction
- 4 Maps
- 16 Report Tables
- 55 Methodology

SUBSCRIBE NOW!

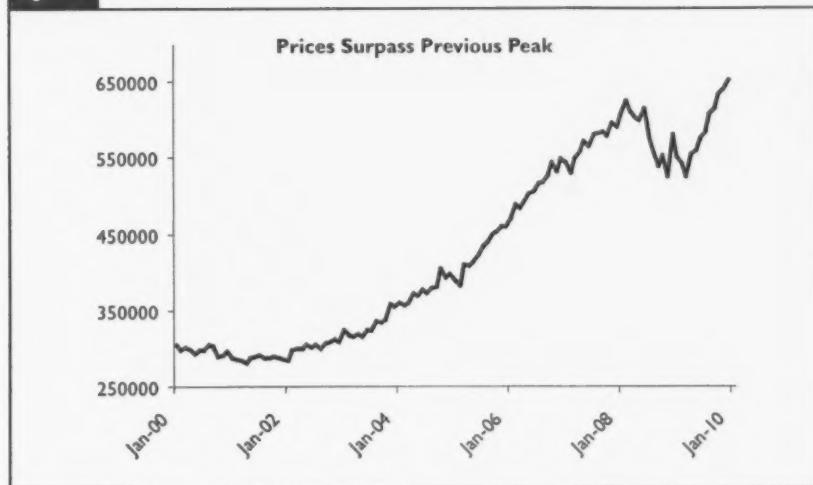
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Canada

Housing market intelligence you can count on

CMHC SCHL
HOME TO CANADIANS

Figure 2



Source: CREA, Based on boundaries of the Real Estate Board of Greater Vancouver, Does not include Langley, North Delta, Surrey, White Rock, Seasonally Adjusted CMHC

family homes in the first quarter, although, the increase in the number of single family dwellings was more pronounced (Figure 1). The number of new single detached homes started increased 273 per cent from the same time last year. Nearly half of all the detached housing starts in the CMA were located in Surrey.

Multi family starts increased 39 per cent in the first quarter of 2010. Vancouver City has a higher population density than other suburban municipalities. It is fitting that this area accounted for most of the multiple unit construction in the CMA, with 40 per cent of all multiple unit home starts.

A strong month of completions in January moved the number of newly completed and unabsorbed units to levels similar to the first quarter 2009 (after trending lower during the course of 2009). As a result of fewer starts over the past year and several strong months of completions, the number of units under construction has been trending lower since the autumn of 2008.

Resale Market

The resale market has improved considerably since the first quarter of 2009. Favourable mortgage rates and an improving economy ensured that strong sales continued into the first quarter of this year. Vancouver was host to the Olympic Games during February and March. Mobility and event participation likely had some impact on sales during this time. Even still, sales for the first quarter totalled 7,548 up 67 per cent from a year ago (REBGV)¹.

A sustained period of strong sales through the second half of 2009 kept the market favouring home sellers and put upward pressure on home prices. The average MLS® home price based on REBGV¹ boundaries at the end of March of this year was \$685,800 up 29 per cent from a year ago. Prices are now at or above peak their peak level in many of the municipalities in the Vancouver CMA (Figure 2).

Higher prices have attracted more home sellers to the market in recent months. This has brought the ratio of

sales to new listings lower, signalling more balanced market conditions. Once the market adjusts to more balanced conditions, expect to see prices increase at a slower pace.

Abbotsford CMA New Home Construction

New construction in the Abbotsford CMA has also improved considerably in the first quarter of 2010. Housing starts were up 128 per cent, increasing from 47 units in the first three months of 2009 to 107 units during the same time this year. Single detached construction continued to be favoured in the CMA with builders in Mission concentrating solely on this type of housing.

Fewer housing starts in 2009 reduced the number of units under construction to 450, less than half as many as a year ago. With absorptions in line with completions, conditions are better suited to encourage developers to start their next project compared to last year (Figure 3).

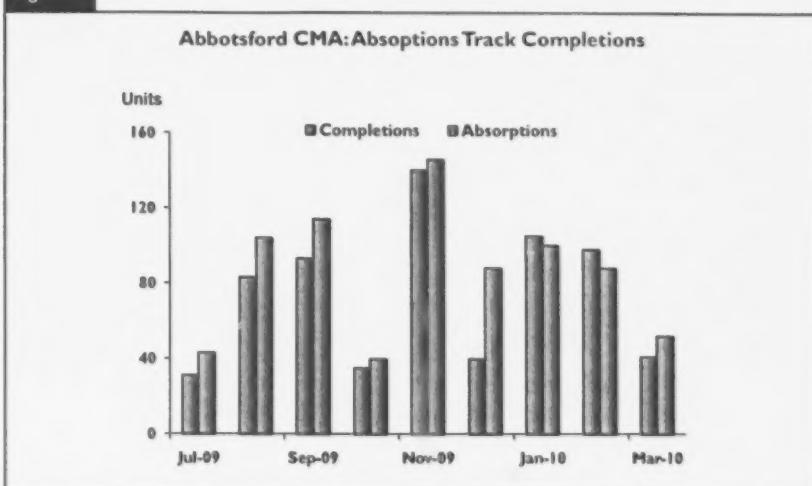
¹ Based on boundaries of the Real Estate Board of Greater Vancouver, does not include Langley, North Delta, Surrey, White Rock

Resale Market

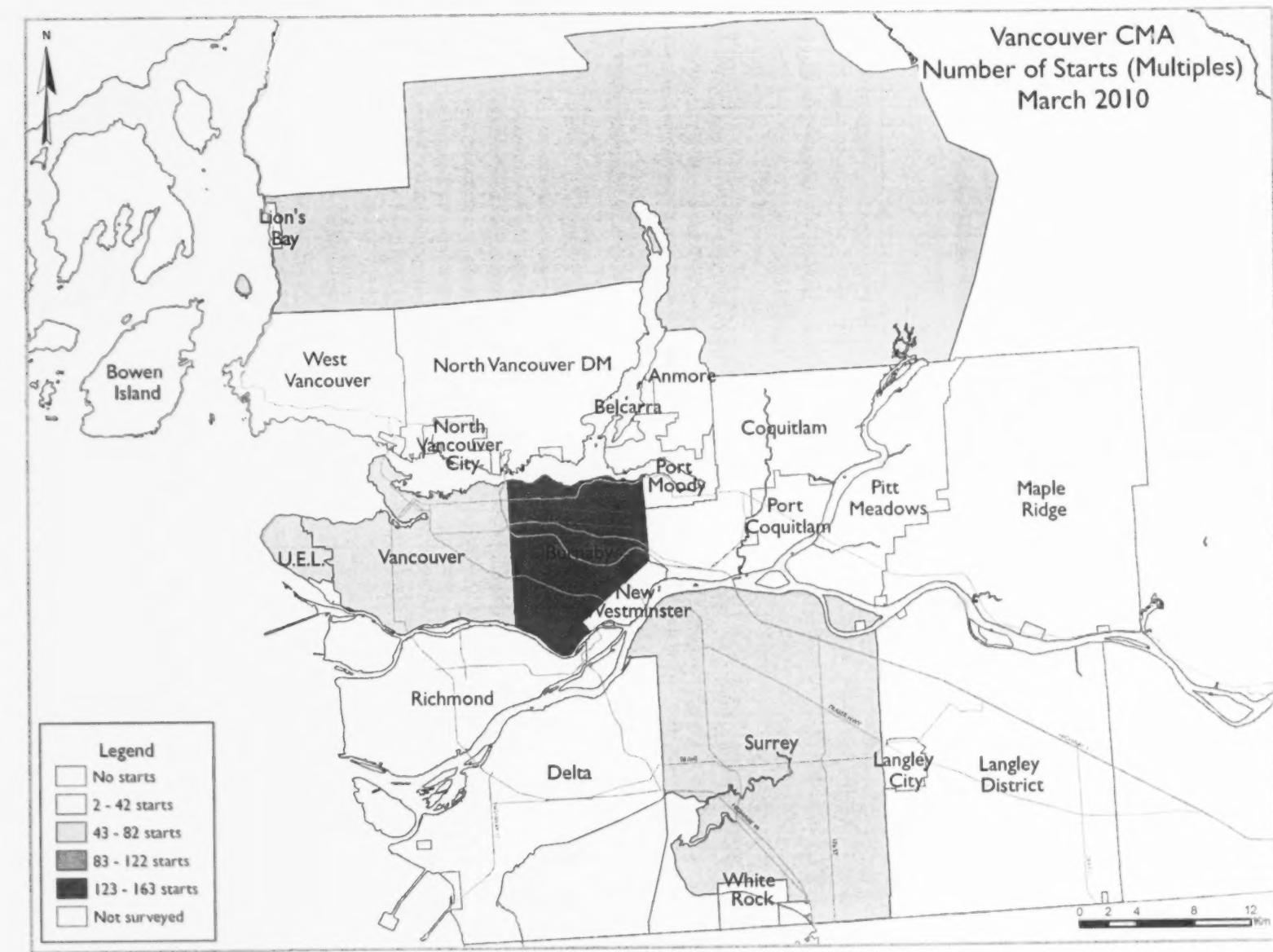
Sound MLS® sales have continued during the first quarter of 2010 in the Abbotsford CMA. An increase in new units being put up for sale, however, has given a boost to the number of active listings on the market. The increase in homes for sale has shifted the market into a more balanced state. This will slow price growth going forward.

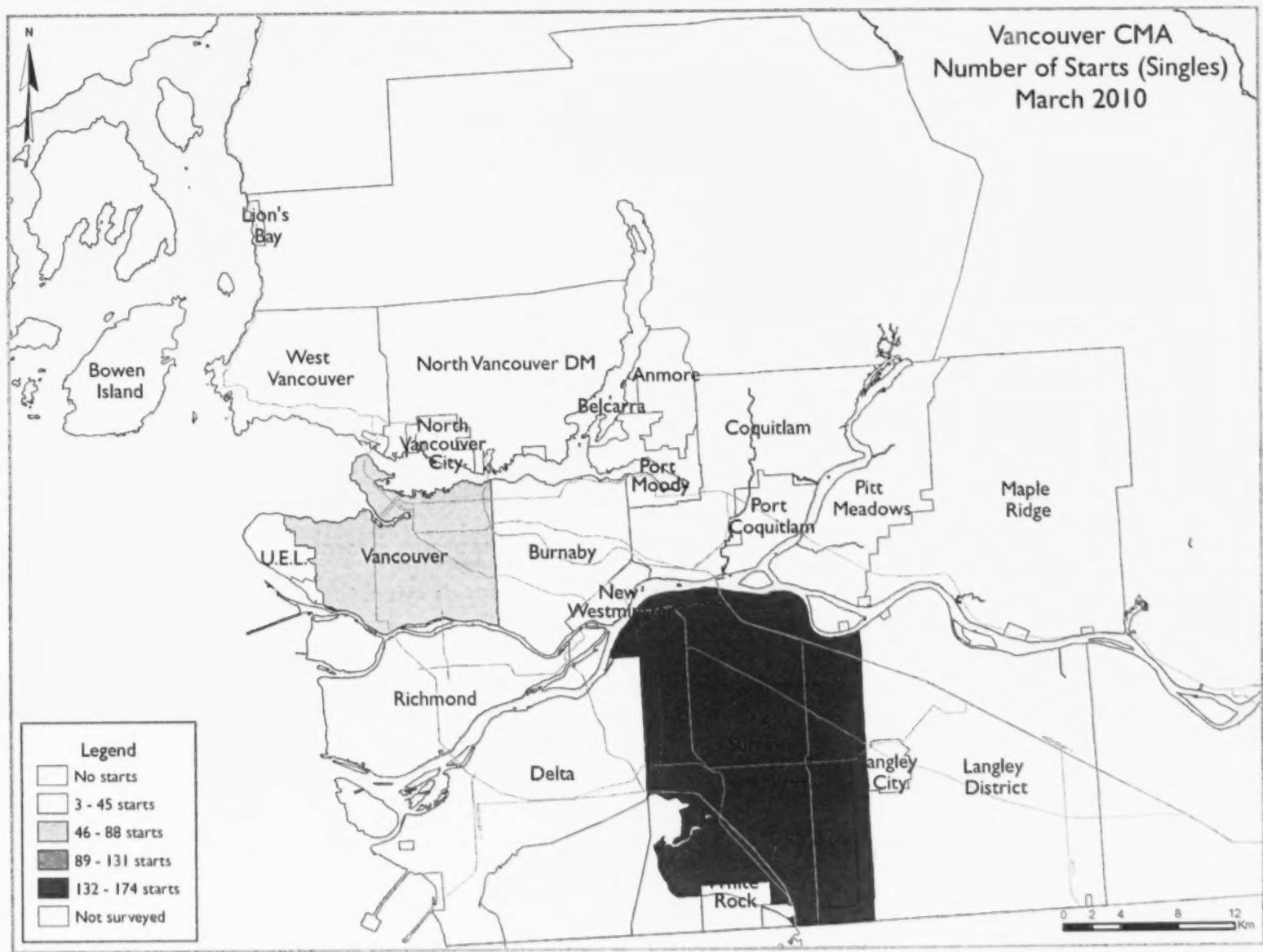
Average MLS® prices in the Abbotsford CMA have been trending upwards, but remain below the previous peak set in June, 2008. At the end of March, the average home in the CMA was \$342,132, a 17 per cent increase over the same month last year.

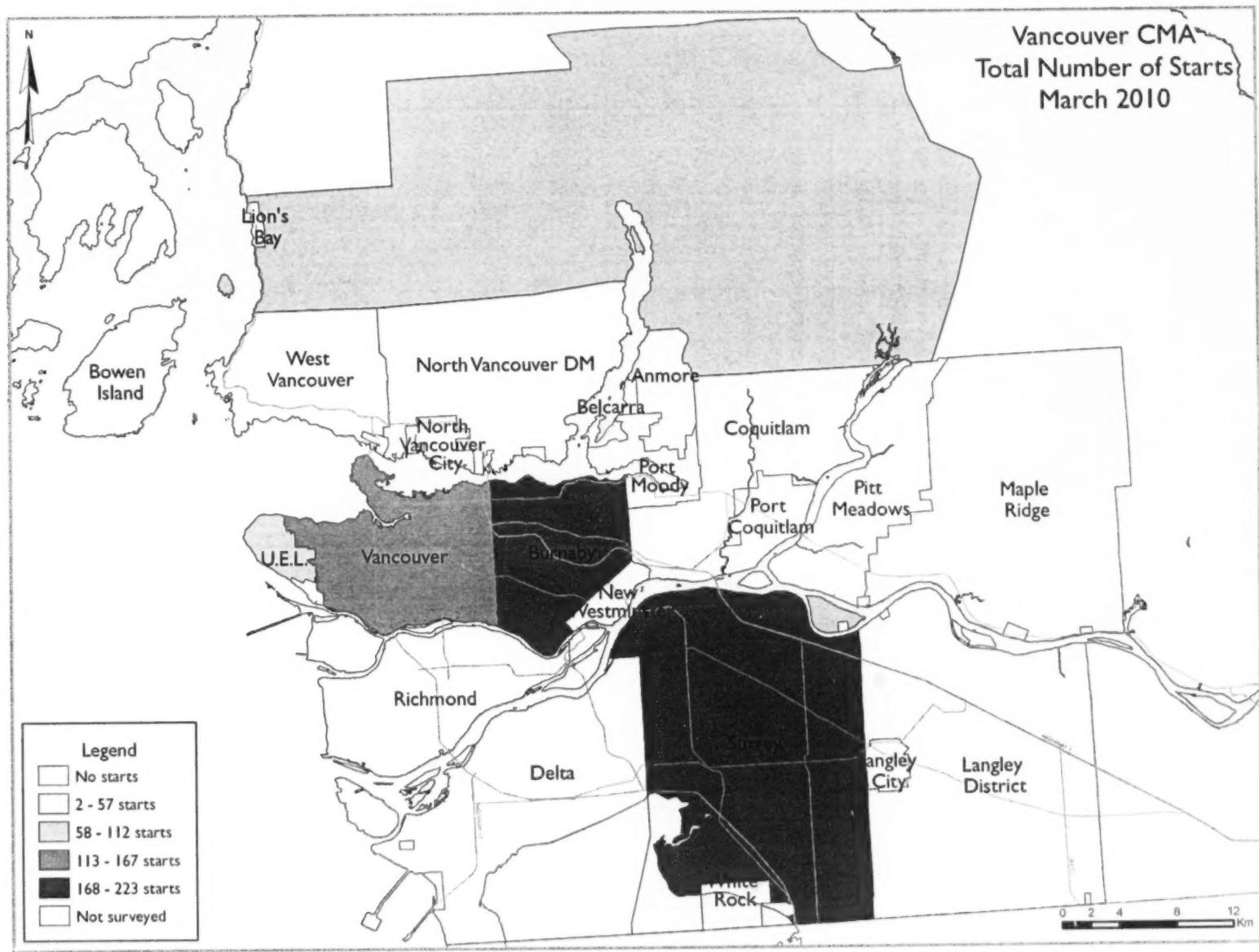
Figure 3

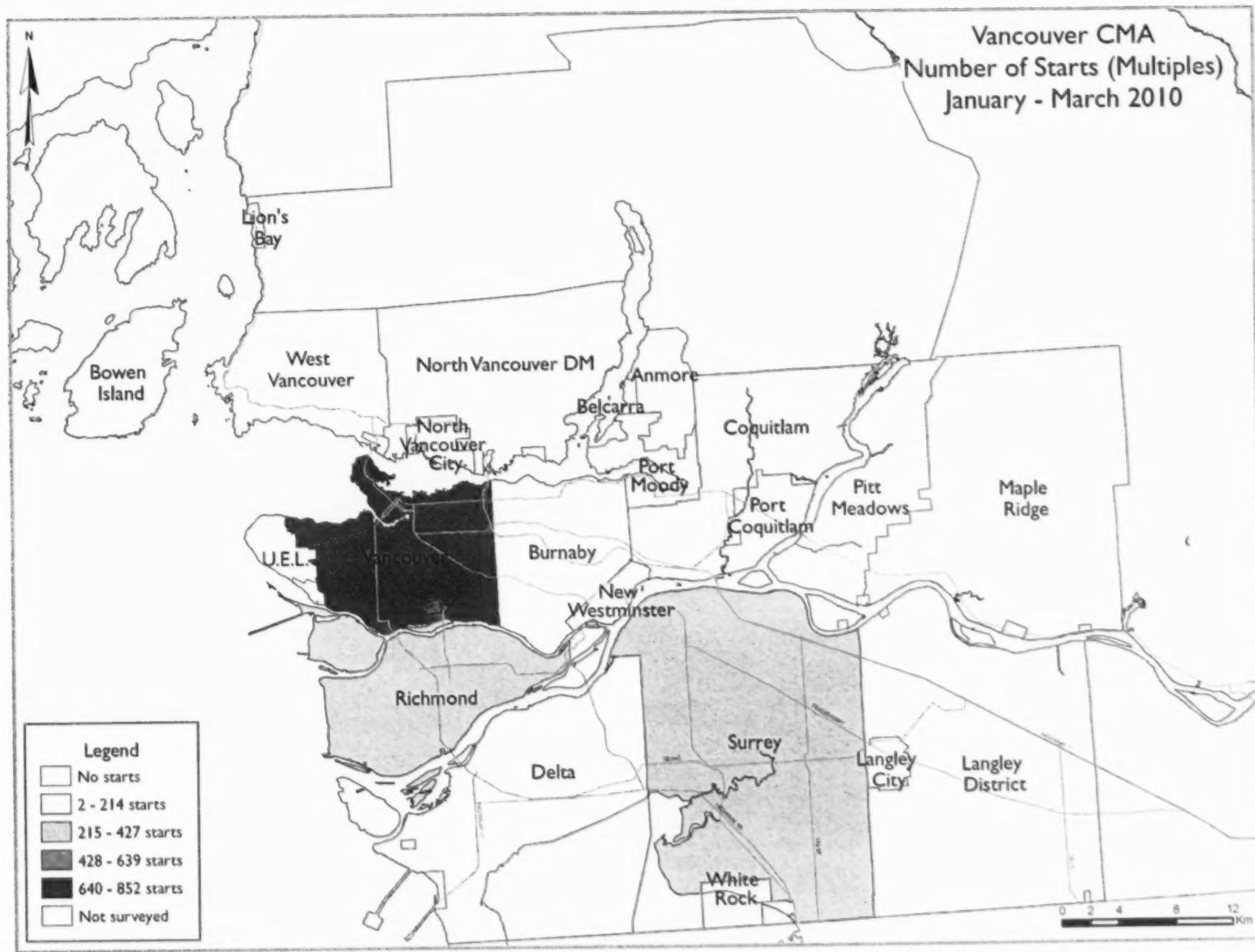


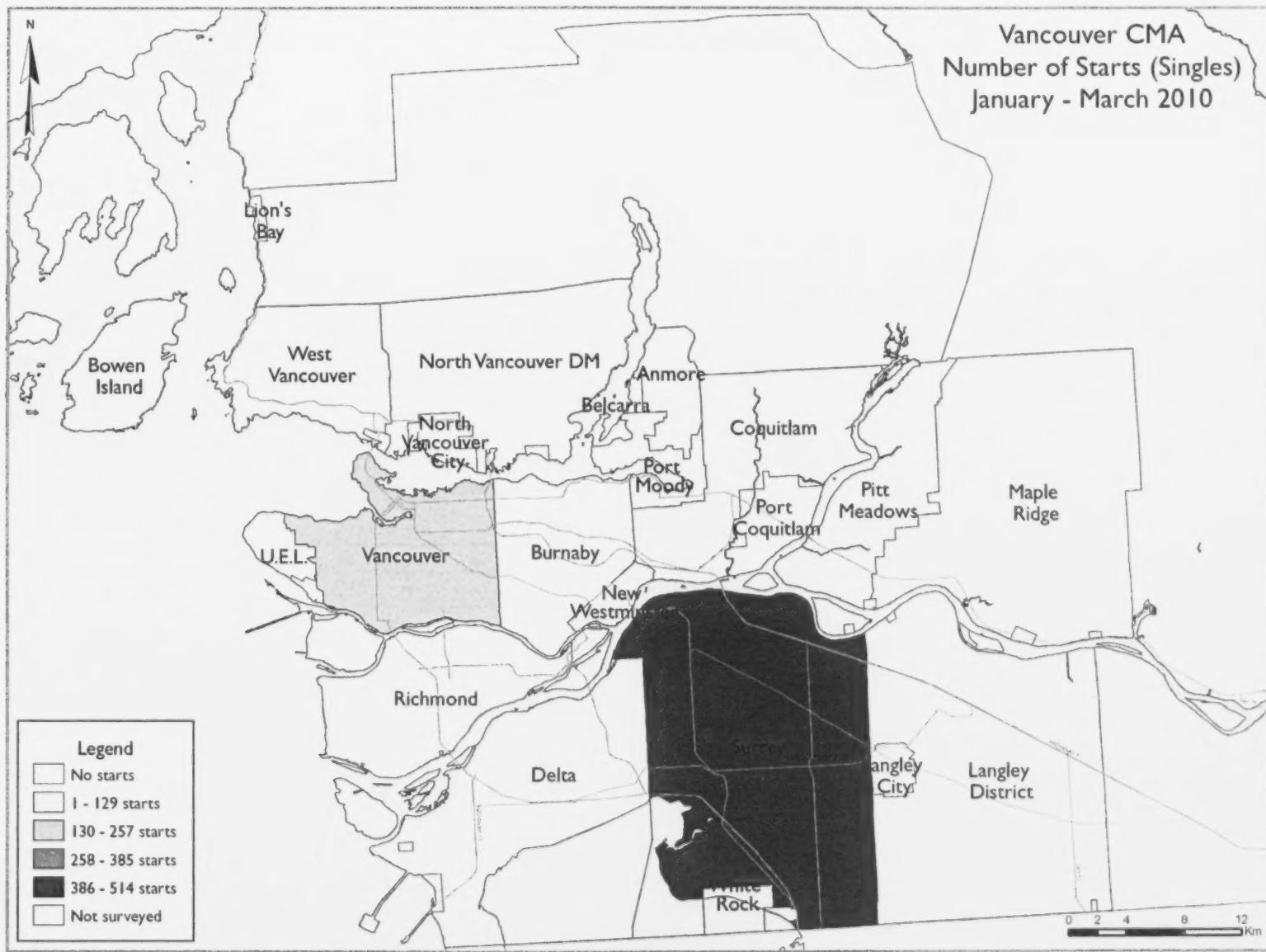
Source: CMHC

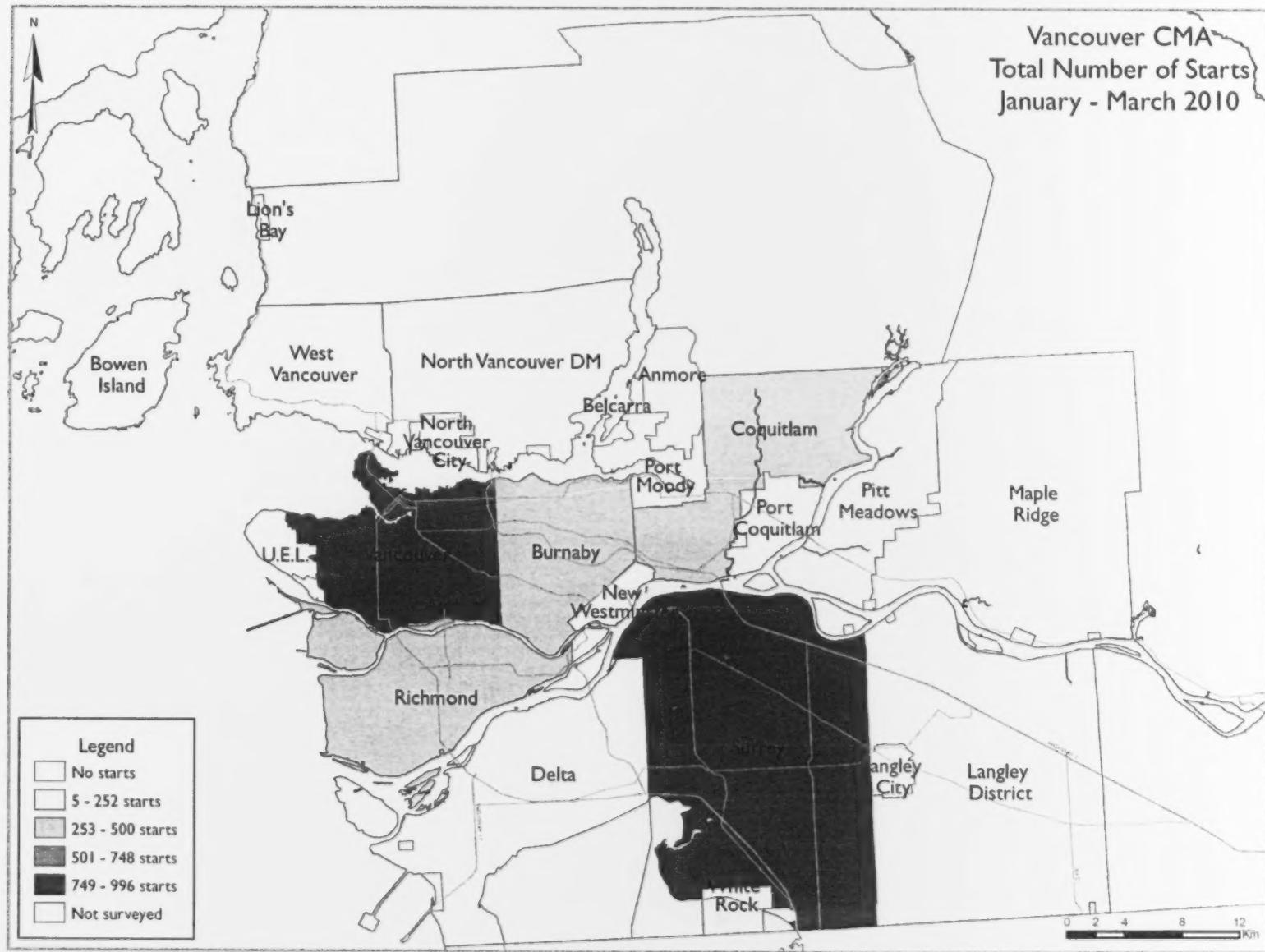


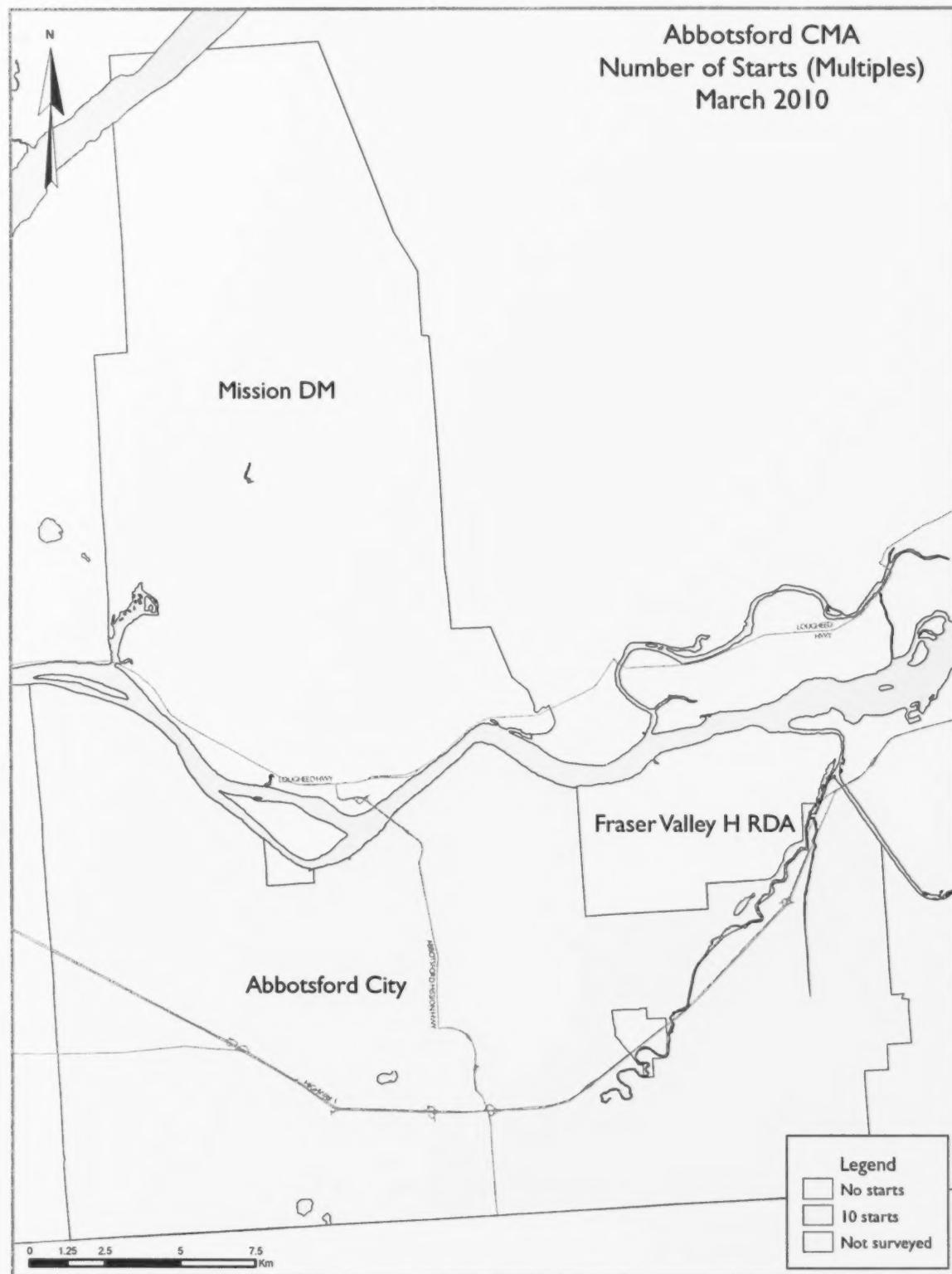


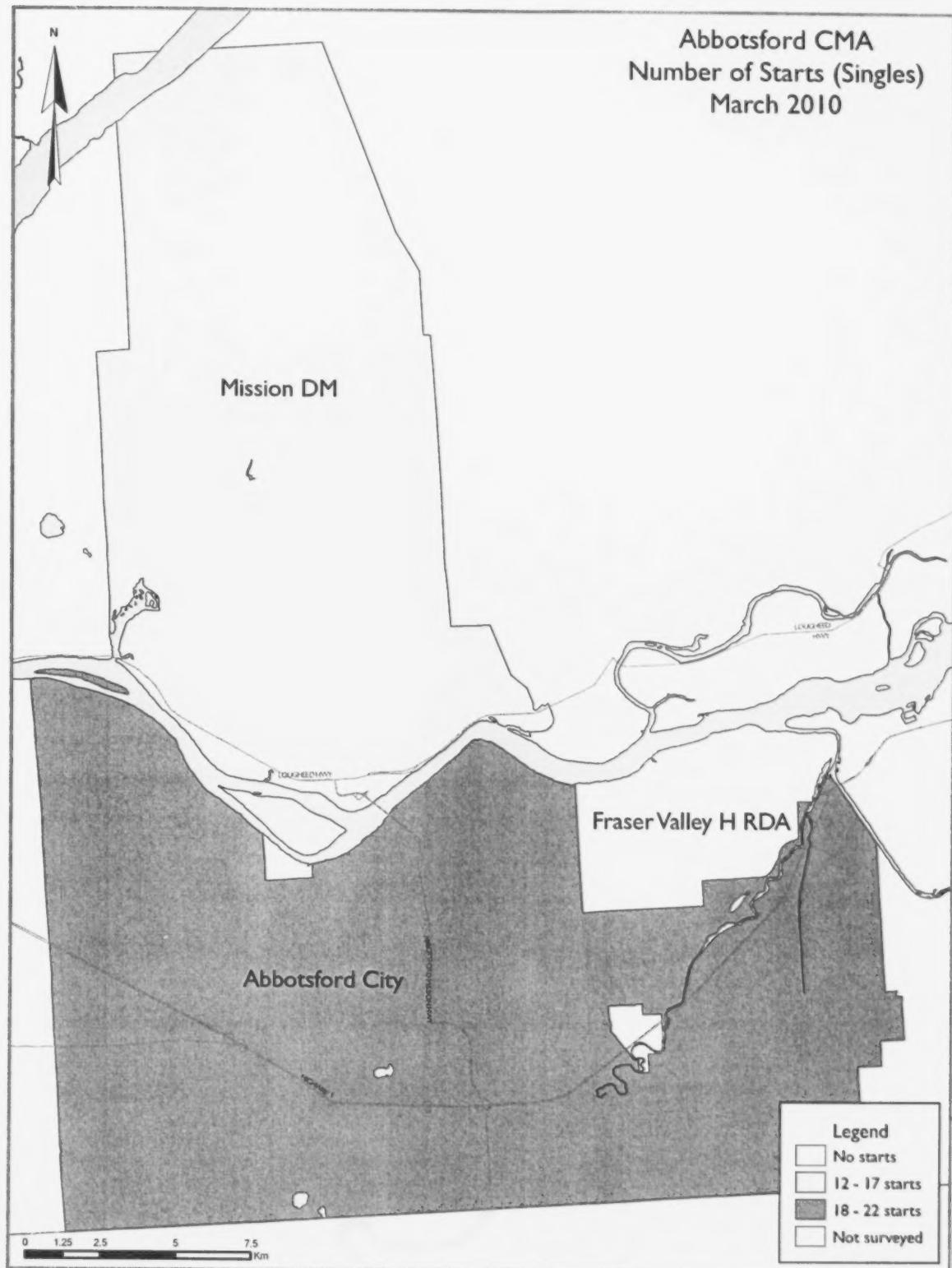


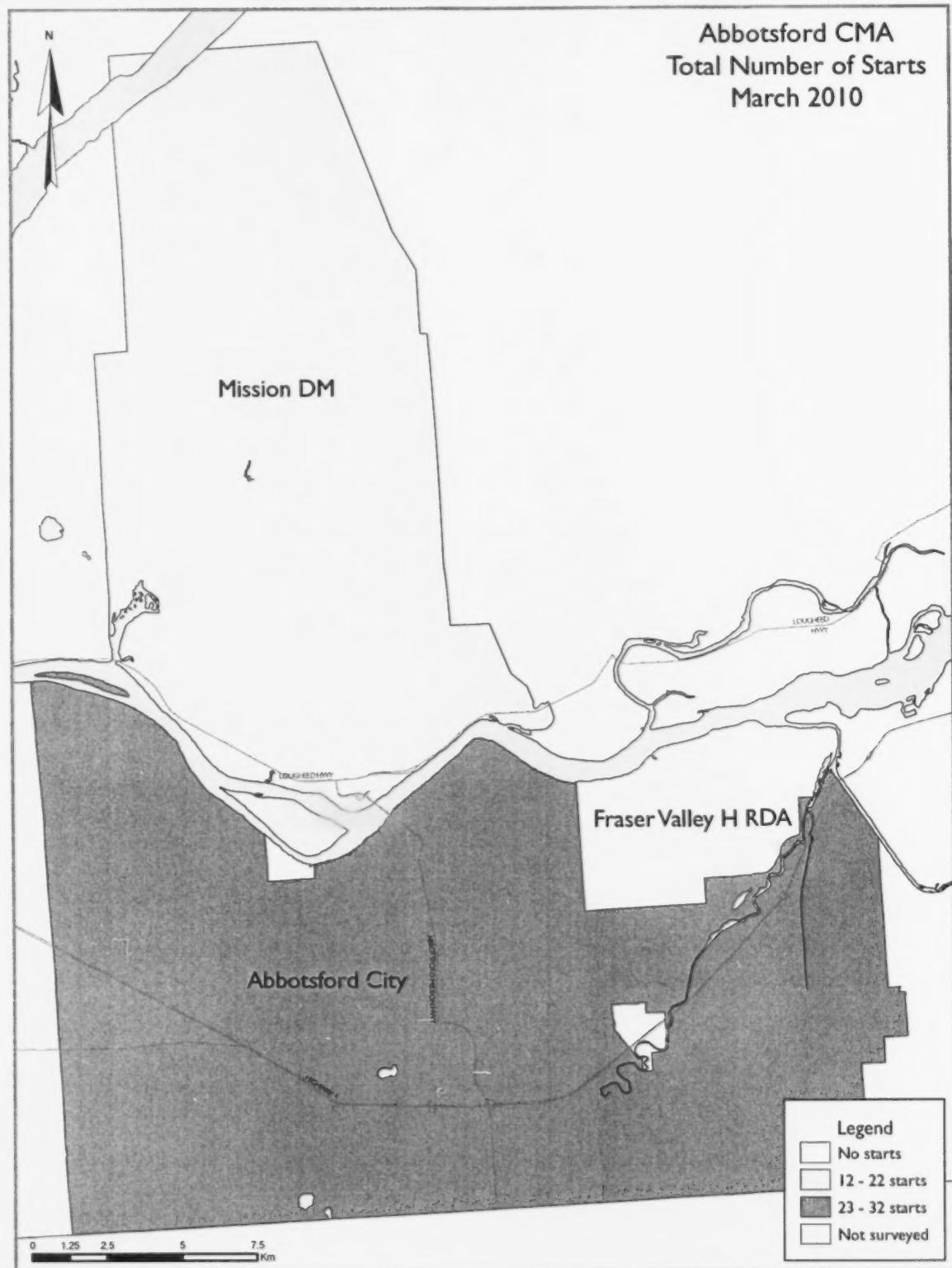


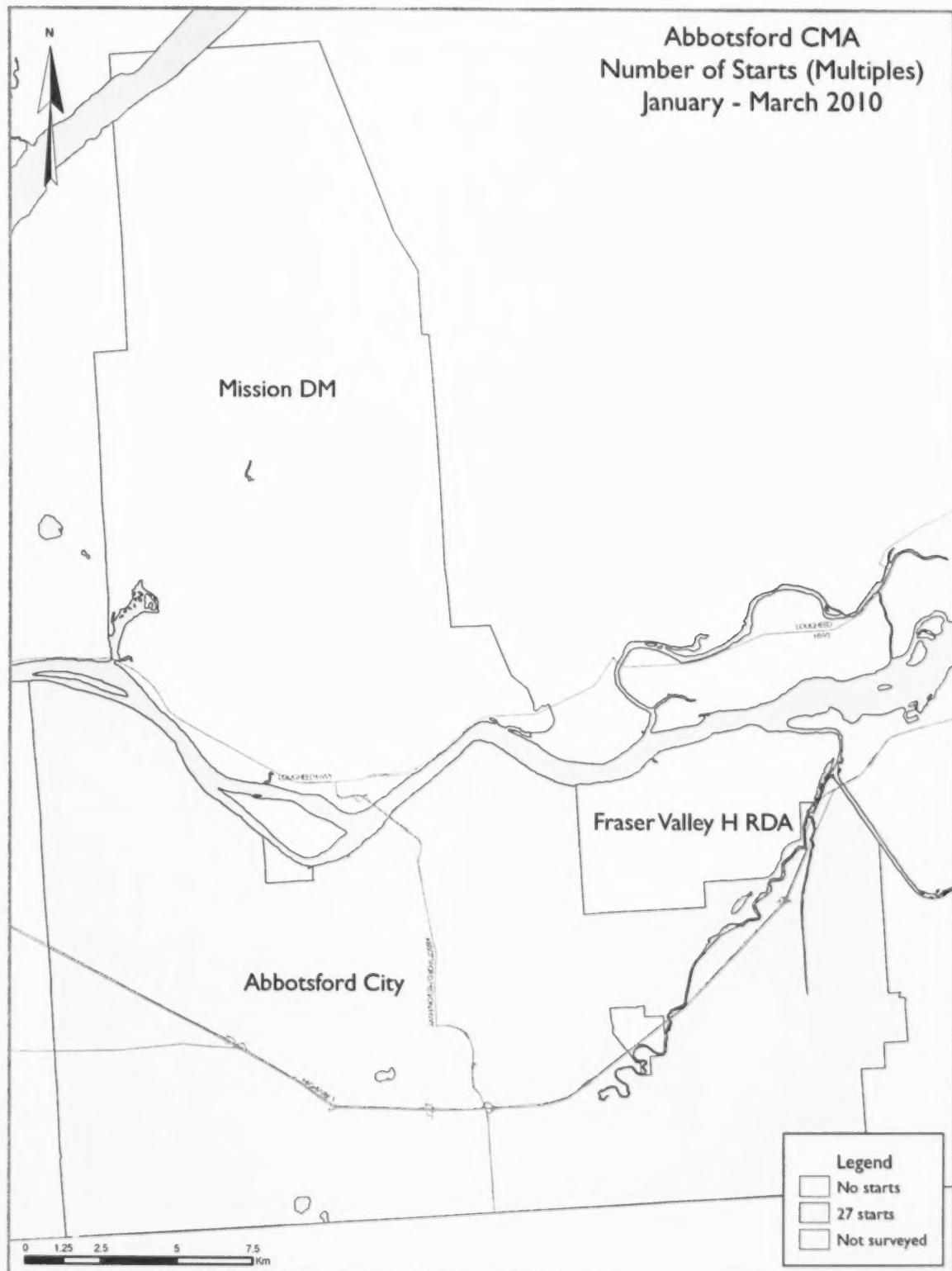


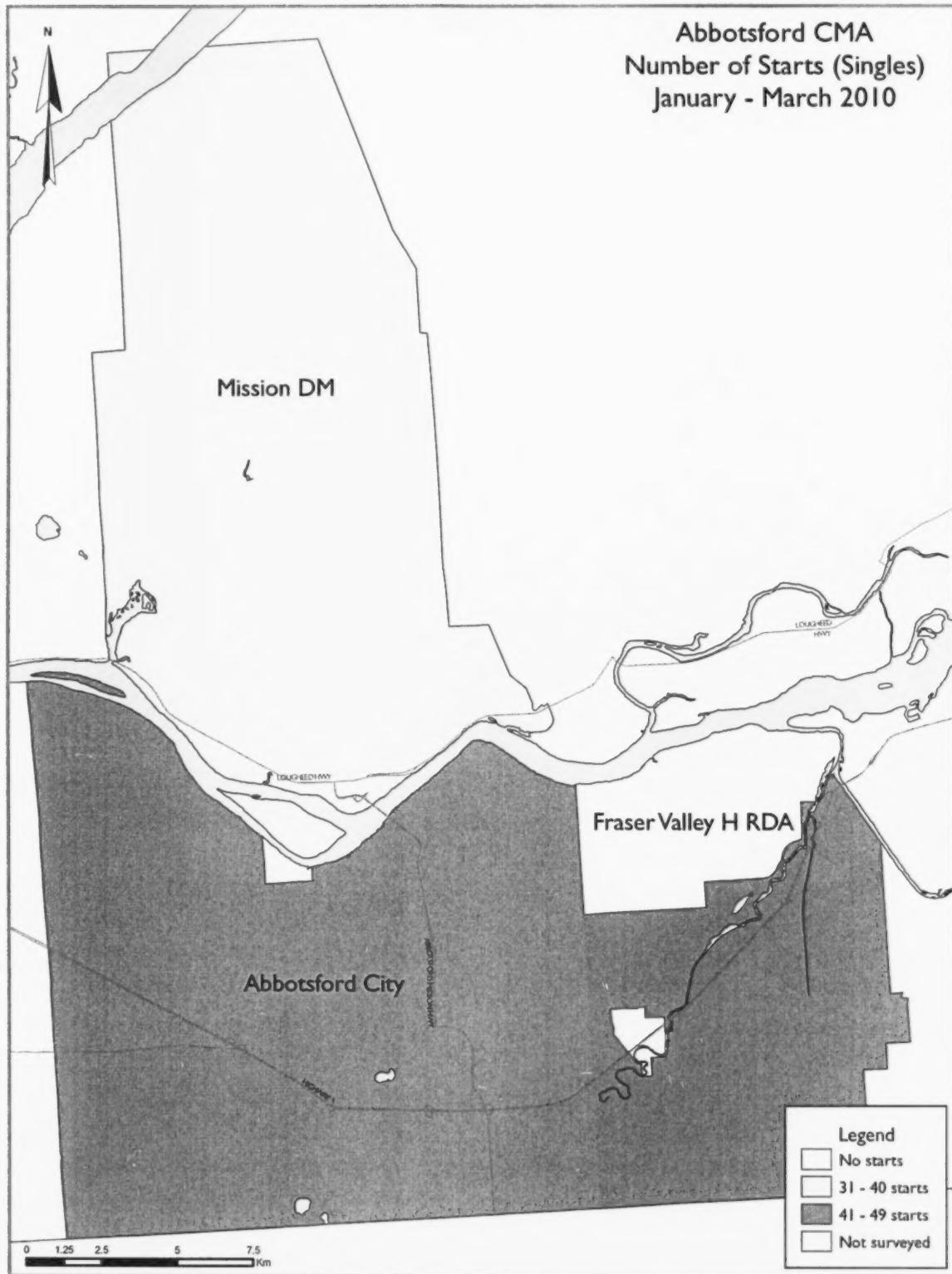


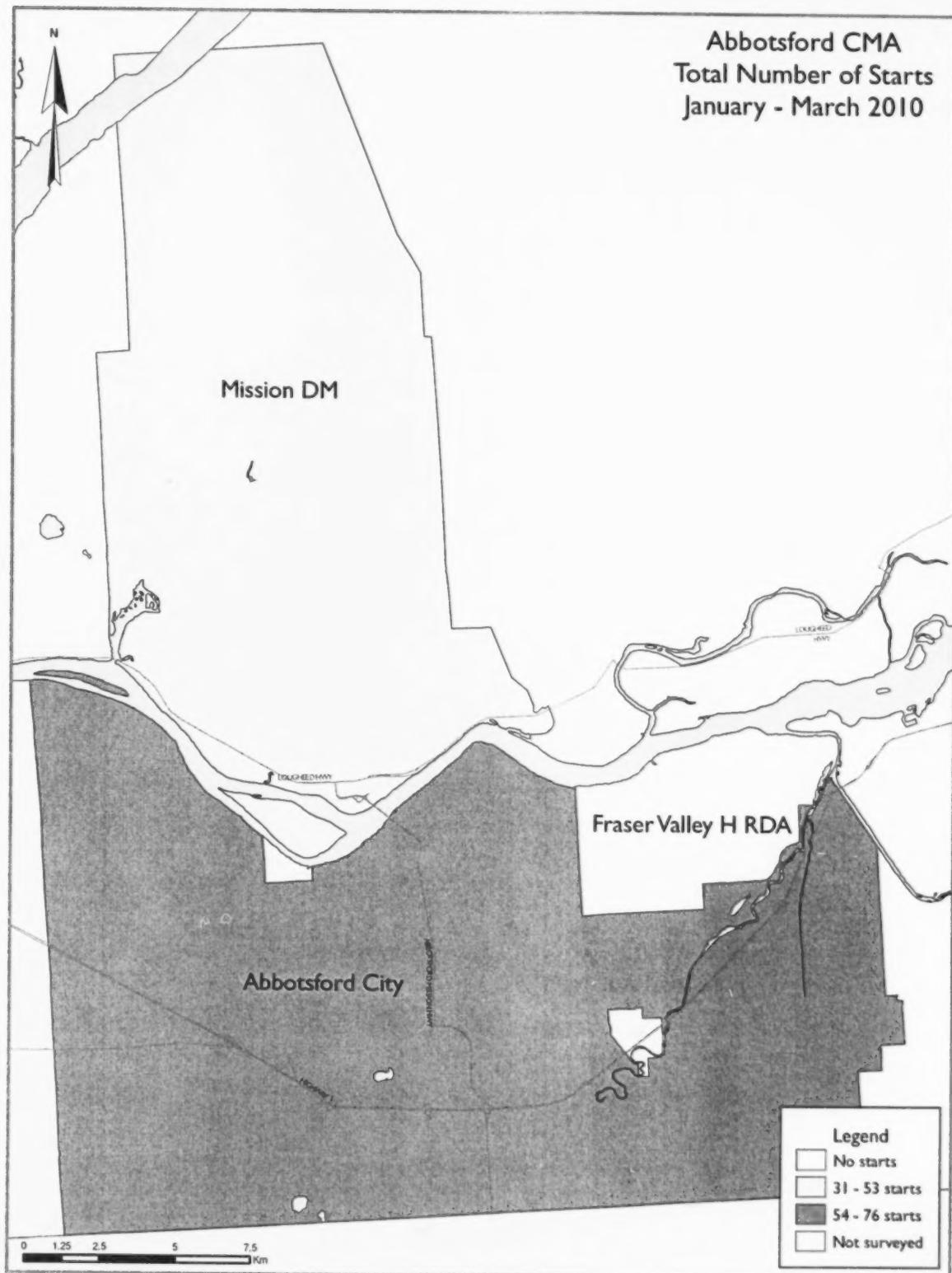












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

n/a Not applicable

*

** Percent change > 200%

- Nil

-- Amount too small to be expressed

SA Monthly figures are adjusted to remove normal seasonal variation

Table I: Housing Activity Summary of Vancouver CMA

March 2010

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
March 2010	368	20	96	0	110	256	15	14	879	
March 2009	125	16	34	0	77	251	1	5	509	
% Change	194.4	25.0	182.4	n/a	42.9	2.0	**	180.0	72.7	
Year-to-date 2010	1,038	72	378	1	403	931	24	351	3,198	
Year-to-date 2009	280	34	84	1	344	1,012	4	60	1,819	
% Change	**	111.8	**	0.0	17.2	-8.0	**	**	75.8	
UNDER CONSTRUCTION										
March 2010	3,027	224	896	20	1,914	7,937	33	777	14,828	
March 2009	2,613	237	570	32	2,457	16,565	8	1,073	23,555	
% Change	15.8	-5.5	57.2	-37.5	-22.1	-52.1	**	-27.6	-37.0	
COMPLETIONS										
March 2010	207	14	107	1	134	182	0	13	658	
March 2009	262	26	32	1	190	535	1	113	1,160	
% Change	-21.0	-46.2	**	0.0	-29.5	-66.0	-100.0	-88.5	-43.3	
Year-to-date 2010	719	38	195	8	470	3,138	1	227	4,796	
Year-to-date 2009	791	92	114	4	480	2,202	22	127	3,832	
% Change	-9.1	-58.7	71.1	100.0	-2.1	42.5	-95.5	78.7	25.2	
COMPLETED & NOT ABSORBED										
March 2010	466	46	66	3	245	1,563	0	22	2,411	
March 2009	1,147	176	146	22	396	407	2	49	2,345	
% Change	-59.4	-73.9	-54.8	-86.4	-38.1	**	-100.0	-55.1	2.8	
ABSORBED										
March 2010	256	20	122	1	112	290	0	14	815	
March 2009	235	10	36	3	137	671	11	16	1,119	
% Change	8.9	100.0	**	-66.7	-18.2	-56.8	-100.0	-12.5	-27.2	
Year-to-date 2010	811	57	212	8	496	2,283	1	49	3,917	
Year-to-date 2009	748	59	102	8	451	2,349	20	26	3,763	
% Change	8.4	-3.4	107.8	0.0	10.0	-2.8	-95.0	88.5	4.1	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1a: Housing Activity Summary by Submarket
March 2010

	Ownership						Rental		Total*	
	Freehold			Condominium			Rental			
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Burnaby										
March 2010	25	10	0	0	0	153	0	0	188	
March 2009	10	6	0	0	8	214	0	0	238	
Delta										
March 2010	17	0	0	0	11	0	0	0	28	
March 2009	14	2	0	0	0	0	0	0	16	
Langley										
March 2010	13	0	4	0	28	0	1	0	46	
March 2009	8	0	8	0	18	0	0	0	34	
Maple Ridge / Pitt Meadows										
March 2010	34	0	0	0	20	0	0	0	54	
March 2009	8	0	0	0	20	0	0	0	28	
New Westminster										
March 2010	5	2	0	0	0	0	0	0	7	
March 2009	3	0	0	0	0	0	0	0	3	
North Vancouver										
March 2010	3	2	2	0	0	0	0	0	7	
March 2009	2	0	0	0	0	0	0	0	2	
Richmond										
March 2010	18	0	30	0	0	0	0	0	48	
March 2009	8	0	8	0	19	37	0	0	72	
Surrey										
March 2010	174	0	6	0	31	0	0	12	223	
March 2009	53	0	4	0	12	0	0	5	74	
Tri-Cities										
March 2010	4	2	16	0	6	0	0	0	28	
March 2009	3	0	4	0	0	0	0	0	7	
University Endowment Lands										
March 2010	0	0	0	0	0	62	0	0	62	
March 2009	0	0	0	0	0	0	0	0	0	
Vancouver City										
March 2010	65	4	30	0	14	20	14	0	147	
March 2009	12	8	6	0	0	0	1	0	27	
West Vancouver										
March 2010	5	0	0	0	0	0	0	0	5	
March 2009	4	0	0	0	0	0	0	0	4	
White Rock										
March 2010	0	0	8	0	0	21	0	0	29	
March 2009	0	0	4	0	0	0	0	0	4	
Vancouver CMA										
March 2010	368	20	96	0	110	256	15	14	879	
March 2009	125	16	34	0	77	251	1	5	509	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket

March 2010

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
UNDER CONSTRUCTION										
Burnaby										
March 2010	142	70	0	0	73	1,157	5	0	1,447	
March 2009	143	44	0	0	236	1,904	0	0	2,327	
Delta										
March 2010	97	2	0	0	59	51	0	5	214	
March 2009	109	4	0	0	116	0	0	10	239	
Langley										
March 2010	146	4	134	0	174	62	1	0	521	
March 2009	330	8	64	0	78	402	0	0	882	
Maple Ridge / Pitt Meadows										
March 2010	192	0	0	0	133	165	1	2	493	
March 2009	171	4	0	1	104	347	0	0	627	
New Westminster										
March 2010	36	2	0	6	0	452	0	0	496	
March 2009	20	2	0	0	0	814	0	0	836	
North Vancouver										
March 2010	67	18	12	3	144	268	0	0	512	
March 2009	87	16	24	1	63	722	0	32	945	
Richmond										
March 2010	192	4	200	7	180	968	0	2	1,553	
March 2009	147	6	162	6	293	1,375	0	6	1,995	
Surrey										
March 2010	1,267	10	54	4	855	1,117	0	162	3,469	
March 2009	885	22	26	24	992	3,484	0	209	5,642	
Tri-Cities										
March 2010	146	12	151	0	146	181	0	50	686	
March 2009	67	22	136	0	242	1,599	0	67	2,133	
University Endowment Lands										
March 2010	8	0	0	0	2	199	0	134	343	
March 2009	7	0	0	0	76	139	0	257	479	
Vancouver City										
March 2010	531	90	303	0	148	3,279	26	420	4,797	
March 2009	411	93	106	0	244	5,711	8	492	7,065	
West Vancouver										
March 2010	124	12	0	0	0	8	0	0	144	
March 2009	159	14	0	0	8	33	0	0	214	
White Rock										
March 2010	18	0	40	0	0	30	0	0	88	
March 2009	8	2	50	0	5	35	0	0	100	
Vancouver CMA										
March 2010	3,027	224	896	20	1,914	7,937	33	777	14,828	
March 2009	2,613	237	570	32	2,457	16,565	8	1,073	23,555	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
March 2010

	Ownership						Rental		Total*	
	Freehold			Condominium			Rental			
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
COMPLETIONS										
Burnaby										
March 2010	9	10	0	0	0	0	0	0	19	
March 2009	26	18	0	0	23	81	0	0	148	
Delta										
March 2010	5	0	0	0	10	0	0	0	15	
March 2009	28	0	0	0	0	0	0	3	31	
Langley										
March 2010	12	0	16	0	23	0	0	0	51	
March 2009	22	0	6	0	5	0	1	0	34	
Maple Ridge / Pitt Meadows										
March 2010	8	0	0	1	8	0	0	0	17	
March 2009	24	0	0	0	0	0	0	0	24	
New Westminster										
March 2010	5	0	0	0	0	0	0	0	5	
March 2009	8	0	0	0	4	46	0	0	58	
North Vancouver										
March 2010	9	0	2	0	0	0	0	0	11	
March 2009	10	0	2	0	0	0	0	0	12	
Richmond										
March 2010	13	0	40	0	11	0	0	0	64	
March 2009	0	0	0	0	8	116	0	0	124	
Surrey										
March 2010	101	0	0	0	34	137	0	13	285	
March 2009	91	0	4	1	135	180	0	15	426	
Tri-Cities										
March 2010	4	4	19	0	29	0	0	0	56	
March 2009	9	4	18	0	12	0	0	0	43	
University Endowment Lands										
March 2010	1	0	0	0	2	0	0	0	3	
March 2009	0	0	0	0	0	0	0	0	0	
Vancouver City										
March 2010	26	0	26	0	17	10	0	0	79	
March 2009	26	4	0	0	3	112	0	95	240	
West Vancouver										
March 2010	12	0	0	0	0	0	0	0	12	
March 2009	15	0	0	0	0	0	0	0	15	
White Rock										
March 2010	0	0	2	0	0	35	0	0	37	
March 2009	0	0	2	0	0	0	0	0	2	
Vancouver CMA										
March 2010	207	14	107	1	134	182	0	13	658	
March 2009	262	26	32	1	190	535	1	113	1,160	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
March 2010

	Ownership							Rental	Total*		
	Freehold			Condominium							
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other					
COMPLETED & NOT ABSORBED											
Burnaby											
March 2010	38	7	0	0	7	47	0	0	99		
March 2009	85	69	0	0	11	1	0	0	166		
Delta											
March 2010	13	3	0	0	4	4	0	3	27		
March 2009	39	4	0	0	6	8	0	3	60		
Langley											
March 2010	19	2	8	2	20	55	0	0	106		
March 2009	120	6	22	4	31	33	0	0	216		
Maple Ridge / Pitt Meadows											
March 2010	34	0	0	1	14	32	0	0	81		
March 2009	149	0	0	0	11	20	0	0	180		
New Westminster											
March 2010	12	0	0	0	0	14	0	0	26		
March 2009	13	4	0	0	1	6	0	0	24		
North Vancouver											
March 2010	15	0	1	0	4	35	0	0	55		
March 2009	40	7	0	0	9	14	0	0	70		
Richmond											
March 2010	26	1	18	0	19	7	0	2	73		
March 2009	69	2	34	3	39	21	0	1	169		
Surrey											
March 2010	151	0	6	0	102	394	0	17	670		
March 2009	357	0	8	13	235	141	2	33	789		
Tri-Cities											
March 2010	9	5	13	0	21	138	0	0	186		
March 2009	28	15	55	2	23	56	0	0	179		
University Endowment Lands											
March 2010	0	0	0	0	7	16	0	0	23		
March 2009	1	0	0	0	3	1	0	8	13		
Vancouver City											
March 2010	100	28	10	0	42	773	0	0	953		
March 2009	190	67	9	0	24	65	0	4	359		
West Vancouver											
March 2010	38	0	0	0	3	23	0	0	64		
March 2009	46	2	0	0	3	4	0	0	55		
White Rock											
March 2010	4	0	10	0	2	25	0	0	41		
March 2009	2	0	18	0	0	37	0	0	57		
Vancouver CMA											
March 2010	466	46	66	3	245	1,563	0	22	2,411		
March 2009	1,147	176	146	22	396	407	2	49	2,345		

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
March 2010

	Ownership							Rental		Total*	
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other			
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other					
ABSORBED											
Burnaby											
March 2010	12	8	0	0	4	4	0	0	28		
March 2009	6	5	0	0	19	81	0	0	111		
Delta											
March 2010	7	0	0	0	6	0	0	1	14		
March 2009	12	0	0	0	0	0	0	0	12		
Langley											
March 2010	20	0	16	0	17	3	0	0	56		
March 2009	22	0	14	0	1	2	1	0	40		
Maple Ridge / Pitt Meadows											
March 2010	12	2	0	0	2	20	0	0	36		
March 2009	20	0	0	0	1	0	0	0	21		
New Westminster											
March 2010	2	0	0	0	0	1	0	0	3		
March 2009	7	0	0	0	3	40	0	0	50		
North Vancouver											
March 2010	8	0	1	0	1	0	0	0	10		
March 2009	8	0	2	0	0	0	0	0	10		
Richmond											
March 2010	25	0	48	1	6	8	0	0	88		
March 2009	0	0	0	0	9	110	0	0	119		
Surrey											
March 2010	109	0	0	0	41	177	0	13	340		
March 2009	109	0	4	2	90	191	10	8	414		
Tri-Cities											
March 2010	5	1	26	0	17	12	0	0	61		
March 2009	11	2	14	1	13	143	0	0	184		
University Endowment Lands											
March 2010	1	0	0	0	3	12	0	0	16		
March 2009	0	0	0	0	0	0	0	0	0		
Vancouver City											
March 2010	38	9	27	0	15	26	0	0	115		
March 2009	28	3	0	0	1	104	0	8	144		
West Vancouver											
March 2010	14	0	0	0	0	0	0	0	14		
March 2009	9	0	0	0	0	0	0	0	9		
White Rock											
March 2010	0	0	2	0	0	27	0	0	29		
March 2009	0	0	2	0	0	0	0	0	2		
Vancouver CMA											
March 2010	256	20	122	1	112	290	0	14	815		
March 2009	235	10	36	3	137	671	11	16	1,119		

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA
2000 - 2009

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2009	2,888	176	663	17	1,788	2,355	29	418	8,339	
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4	
2008	3,586	373	717	29	2,642	11,496	19	729	19,591	
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5	
2007	4,128	372	370	76	2,799	12,376	133	482	20,736	
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9	
2006	5,511	354	231	86	3,155	8,845	21	488	18,705	
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1	
2005	4,673	398	173	205	3,588	9,291	66	520	18,914	
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7	
2004	5,297	444	296	279	3,826	8,542	72	674	19,430	
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3	
2003	5,070	436	253	280	2,599	6,044	80	864	15,626	
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4	
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197	
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5	
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862	
% Change	10.2	27.4	25.3	**	-11.1	28.0	**	125.3	32.4	
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203	

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	% Change
Anmore	5	0	0	0	0	0	0	0	5	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	2	0	2	0	n/a
Burnaby - Mountain	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - North	7	2	0	0	0	0	0	0	7	2	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	5	0	0	2	0	0	0	0	5	2	150.0
Burnaby - Central Park	2	1	2	2	0	0	0	0	4	3	33.3
Burnaby - Remainder	11	5	8	2	0	8	153	214	172	229	-24.9
Burnaby Total	25	10	10	6	0	8	153	214	188	238	-21.0
Coquitlam	4	3	2	0	0	0	16	4	22	7	**
Delta - Tsawwassen	0	1	0	2	0	0	0	0	0	3	-100.0
Delta - Ladner	0	2	0	0	0	0	0	0	0	2	-100.0
Delta - North	17	11	0	0	11	0	0	0	28	11	154.5
Delta	17	14	0	2	11	0	0	0	28	16	75.0
Langley City	0	0	0	0	0	18	0	0	0	18	-100.0
Langley District	14	8	0	0	28	0	4	8	46	16	187.5
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	34	8	0	0	20	0	0	0	54	8	**
New Westminster	5	3	2	0	0	0	0	0	7	3	133.3
North Vancouver City	0	0	2	0	0	0	2	0	4	0	n/a
North Vancouver DM	3	2	0	0	0	0	0	0	3	2	50.0
Pitt Meadows	0	0	0	12	0	8	0	0	0	20	-100.0
Port Coquitlam	0	0	0	0	0	0	0	0	0	0	n/a
Port Moody	0	0	0	0	6	0	0	0	6	0	n/a
Richmond	18	8	0	4	0	15	30	45	48	72	-33.3
Surrey - South	36	10	0	2	14	0	1	2	51	14	**
Surrey - Cloverdale	45	12	0	0	0	6	14	7	59	25	136.0
Surrey - North	87	26	0	0	17	4	3	0	107	30	**
Surrey - Guildford	1	1	0	0	0	0	0	0	1	1	0.0
Surrey - Whalley	5	4	0	0	0	0	0	0	5	4	25.0
Surrey Total	174	53	0	2	31	10	18	9	223	74	**
University Endowment Lands	0	0	0	0	0	0	62	0	62	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	0	5	0	0	0	5	0	n/a
Vancouver - False Creek	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kerrisdale	5	0	0	0	0	0	2	0	7	0	n/a
Vancouver - Marpole	4	0	2	2	0	0	0	0	6	2	200.0
Vancouver - Eastside	46	5	0	0	9	0	20	6	75	11	**
Vancouver - Mt. Pleasant	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	24	8	2	2	0	0	28	0	54	10	**
Vancouver Total	79	13	4	8	14	0	50	6	147	27	**
West Vancouver	5	4	0	0	0	0	0	0	5	4	25.0
White Rock	0	0	0	0	0	0	29	4	29	4	**
Vancouver CMA	383	126	20	34	110	59	366	290	879	509	72.7

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	9	1	0	0	0	0	0	0	9	1	**
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	1	0	0	0	0	0	4	0	5	0	n/a
Burnaby - Mountain	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - North	14	4	0	0	0	32	0	9	14	45	-68.9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	14	3	6	2	0	0	0	0	20	5	**
Burnaby - Central Park	5	2	8	2	0	0	0	0	13	134	-90.3
Burnaby - Remainder	28	14	22	6	5	20	153	214	208	254	-18.1
Burnaby Total	61	25	36	10	5	52	153	353	255	440	-42.0
Coquitlam	54	9	6	2	28	18	173	8	261	37	**
Delta - Tsawwassen	6	1	0	2	0	0	0	0	6	3	100.0
Delta - Ladner	12	5	2	0	0	0	0	2	14	7	100.0
Delta - North	24	23	0	0	23	48	0	0	47	71	-33.8
Delta	42	29	2	2	23	48	0	2	67	81	-17.3
Langley City	0	1	0	0	0	18	0	0	0	19	-100.0
Langley District	43	20	0	0	79	0	58	146	180	166	8.4
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	83	21	0	0	31	23	21	0	135	44	**
New Westminster	17	6	2	0	0	0	0	0	19	6	**
North Vancouver City	0	0	6	0	0	0	2	2	8	2	**
North Vancouver DM	7	7	2	16	20	0	0	0	29	23	26.1
Pitt Meadows	5	0	0	12	0	8	0	0	5	20	-75.0
Port Coquitlam	0	0	0	0	7	0	2	0	9	0	n/a
Port Moody	3	1	0	0	6	0	0	0	9	1	**
Richmond	59	20	10	4	22	32	189	55	280	111	152.3
Surrey - South	120	15	2	2	35	63	7	2	164	82	100.0
Surrey - Cloverdale	178	31	0	0	15	16	61	15	254	62	**
Surrey - North	199	45	0	0	98	4	85	1	382	50	**
Surrey - Guildford	2	1	0	0	0	0	0	0	2	1	100.0
Surrey - Whalley	15	11	0	0	0	16	0	0	15	27	-44.4
Surrey Total	514	103	2	2	148	99	153	18	817	222	**
University Endowment Lands	1	1	0	0	0	0	62	46	63	47	34.0
Vancouver - West End	0	0	0	0	0	0	0	225	0	225	-100.0
Vancouver - Downtown	0	0	0	0	0	0	430	156	430	156	175.6
Vancouver - Kitsilano	2	0	4	0	5	0	0	47	11	47	-76.6
Vancouver - False Creek	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Granville/Oak	1	2	0	0	0	0	2	0	3	2	50.0
Vancouver - Kerrisdale	13	1	0	0	0	0	4	33	17	34	-50.0
Vancouver - Marpole	11	1	2	2	0	0	2	0	15	3	**
Vancouver - Eastside	69	15	10	10	15	0	212	16	306	41	**
Vancouver - Mt. Pleasant	0	0	2	4	0	12	0	0	2	16	-87.5
Vancouver - Strath/Grand	0	0	0	0	0	0	128	0	128	0	n/a
Vancouver - Westside	48	13	2	2	0	0	34	0	84	15	**
Vancouver Total	144	32	20	20	20	12	812	477	996	541	84.1
West Vancouver	19	8	0	0	0	0	0	0	19	8	137.5
White Rock	1	0	0	0	0	0	31	49	32	49	-34.7
Vancouver CMA	1,063	285	86	68	389	310	1,660	1,156	3,198	1,819	75.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	8	0	0	153	214	0	0
Burnaby Total	0	8	0	0	153	214	0	0
Coquitlam	0	0	0	0	16	4	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	11	0	0	0	0	0	0	0
Delta	11	0	0	0	0	0	0	0
Langley City	0	18	0	0	0	0	0	0
Langley District	28	0	0	0	4	8	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	20	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	2	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	8	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	6	0	0	0	0	0	0	0
Richmond	0	15	0	0	30	45	0	0
Surrey - South	14	0	0	0	0	0	1	2
Surrey - Cloverdale	0	6	0	0	6	4	8	3
Surrey - North	17	4	0	0	0	0	3	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	31	10	0	0	6	4	12	5
University Endowment Lands	0	0	0	0	62	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	5	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	2	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	9	0	0	0	20	6	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	28	0	0	0
Vancouver Total	14	0	0	0	50	6	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	29	4	0	0
Vancouver CMA	110	59	0	0	352	285	14	5

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	32	0	0	0	9	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	130	0	0
Burnaby - Remainder	5	20	0	0	153	214	0	0
Burnaby Total	5	52	0	0	153	353	0	0
Coquitlam	28	18	0	0	123	8	50	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	2
Delta - North	23	48	0	0	0	0	0	0
Delta	23	48	0	0	0	0	0	2
Langley City	0	18	0	0	0	0	0	0
Langley District	79	0	0	0	58	146	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	31	23	0	0	21	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	0	0	0	0	2	2	0	0
North Vancouver DM	20	0	0	0	0	0	0	0
Pitt Meadows	0	8	0	0	0	0	0	0
Port Coquitlam	7	0	0	0	2	0	0	0
Port Moody	6	0	0	0	0	0	0	0
Richmond	22	32	0	0	189	55	0	0
Surrey - South	35	63	0	0	0	0	7	2
Surrey - Cloverdale	15	16	0	0	18	6	43	9
Surrey - North	98	4	0	0	68	0	17	1
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	16	0	0	0	0	0	0
Surrey Total	148	99	0	0	86	6	67	12
University Endowment Lands	0	0	0	0	62	0	0	46
Vancouver - West End	0	0	0	0	0	225	0	0
Vancouver - Downtown	0	0	0	0	226	156	204	0
Vancouver - Kitsilano	5	0	0	0	0	47	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	2	0	0	0
Vancouver - Kerrisdale	0	0	0	0	4	33	0	0
Vancouver - Marpole	0	0	0	0	2	0	0	0
Vancouver - Eastside	15	0	0	0	184	16	28	0
Vancouver - Mt. Pleasant	0	12	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	128	0	0	0
Vancouver - Westside	0	0	0	0	34	0	0	0
Vancouver Total	20	12	0	0	580	477	232	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	31	49	0	0
Vancouver CMA	389	310	0	0	1,309	1,096	351	60

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Anmore	5	0	0	0	0	0	5	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	2	0
Burnaby - Mountain	0	2	0	0	0	0	0	2
Burnaby - North	7	2	0	0	0	0	7	2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	5	2	0	0	0	0	5	2
Burnaby - Central Park	4	3	0	0	0	0	4	3
Burnaby - Remainder	19	7	153	222	0	0	172	229
Burnaby Total	35	16	153	222	0	0	188	238
Coquitlam	22	7	0	0	0	0	22	7
Delta - Tsawwassen	0	3	0	0	0	0	0	3
Delta - Ladner	0	2	0	0	0	0	0	2
Delta - North	17	11	11	0	0	0	28	11
Delta	17	16	11	0	0	0	28	16
Langley City	0	0	0	18	0	0	0	18
Langley District	17	16	28	0	1	0	46	16
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	34	8	20	0	0	0	54	8
New Westminster	7	3	0	0	0	0	7	3
North Vancouver City	4	0	0	0	0	0	4	0
North Vancouver DM	3	2	0	0	0	0	3	2
Pitt Meadows	0	0	0	20	0	0	0	20
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	6	0	0	0	6	0
Richmond	48	16	0	56	0	0	48	72
Surrey - South	36	10	14	2	1	2	51	14
Surrey - Cloverdale	51	16	0	6	8	3	59	25
Surrey - North	87	26	17	4	3	0	107	30
Surrey - Guildford	1	1	0	0	0	0	1	1
Surrey - Whalley	5	4	0	0	0	0	5	4
Surrey Total	180	57	31	12	12	5	223	74
University Endowment Lands	0	0	62	0	0	0	62	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	5	0	0	0	5	0
Vancouver - False Creek	0	2	0	0	0	0	0	2
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	7	0	0	0	0	0	7	0
Vancouver - Marpole	5	2	0	0	1	0	6	2
Vancouver - Eastside	59	10	9	0	7	1	75	11
Vancouver - Mt. Pleasant	0	2	0	0	0	0	0	2
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	28	10	20	0	6	0	54	10
Vancouver Total	99	26	34	0	14	1	147	27
West Vancouver	5	4	0	0	0	0	5	4
White Rock	8	4	21	0	0	0	29	4
Vancouver CMA	484	175	366	328	29	6	879	509

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	9	1	0	0	0	0	9	1
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	3	0	0	0	2	0	5	0
Burnaby - Mountain	0	2	0	0	0	0	0	2
Burnaby - North	14	4	0	41	0	0	14	45
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	20	5	0	0	0	0	20	5
Burnaby - Central Park	13	4	0	130	0	0	13	134
Burnaby - Remainder	50	20	158	234	0	0	208	254
Burnaby Total	97	35	158	405	0	0	255	440
Coquitlam	108	19	103	18	50	0	261	37
Delta - Tsawwassen	6	3	0	0	0	0	6	3
Delta - Ladner	14	5	0	0	0	2	14	7
Delta - North	24	23	23	48	0	0	47	71
Delta	44	31	23	48	0	2	67	81
Langley City	0	1	0	18	0	0	0	19
Langley District	100	38	79	126	1	2	180	166
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	82	21	52	23	1	0	135	44
New Westminster	19	6	0	0	0	0	19	6
North Vancouver City	8	2	0	0	0	0	8	2
North Vancouver DM	7	6	22	17	0	0	29	23
Pitt Meadows	5	0	0	20	0	0	5	20
Port Coquitlam	2	0	7	0	0	0	9	0
Port Moody	3	1	6	0	0	0	9	1
Richmond	122	38	158	73	0	0	280	111
Surrey - South	120	15	37	65	7	2	164	82
Surrey - Cloverdale	196	37	15	16	43	9	254	62
Surrey - North	199	45	166	4	17	1	382	50
Surrey - Guildford	2	1	0	0	0	0	2	1
Surrey - Whalley	15	11	0	16	0	0	15	27
Surrey Total	532	109	218	101	67	12	817	222
University Endowment Lands	1	1	62	0	0	46	63	47
Vancouver - West End	0	0	0	225	0	0	0	225
Vancouver - Downtown	0	0	226	156	204	0	430	156
Vancouver - Kitsilano	6	0	5	47	0	0	11	47
Vancouver - False Creek	0	2	0	0	0	0	0	2
Vancouver - Granville/Oak	3	2	0	0	0	0	3	2
Vancouver - Kerrisdale	16	1	0	33	1	0	17	34
Vancouver - Marpole	12	3	0	0	3	0	15	3
Vancouver - Eastside	93	39	175	0	38	2	306	41
Vancouver - Mt. Pleasant	2	4	0	12	0	0	2	16
Vancouver - Strath/Grand	128	0	0	0	0	0	128	0
Vancouver - Westside	56	15	20	0	8	0	84	15
Vancouver Total	316	66	426	473	254	2	996	541
West Vancouver	19	8	0	0	0	0	19	8
White Rock	11	14	21	35	0	0	32	49
Vancouver CMA	1,488	398	1,335	1,357	375	64	3,198	1,819

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type

March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	% Change
Anmore	1	0	0	0	0	0	0	0	1	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	0	0	0	0	0	2	0	3	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	2	4	2	0	0	0	0	0	4	4	0.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	5	0	2	0	0	0	0	0	7	0	n/a
Burnaby - Central Park	0	4	4	4	0	0	0	0	4	8	-50.0
Burnaby - Remainder	2	18	2	14	0	23	0	81	4	136	-97.1
Burnaby Total	9	26	10	18	0	23	0	81	19	148	-87.2
Coquitlam	3	5	4	4	32	12	16	18	55	39	41.0
Delta - Tsawwassen	0	4	0	0	0	0	0	0	0	4	-100.0
Delta - Ladner	0	9	0	0	0	0	0	0	0	12	-100.0
Delta - North	5	15	0	0	10	0	0	0	15	15	0.0
Delta	5	28	0	0	10	0	0	3	15	31	-51.6
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	12	23	0	0	23	5	16	6	51	34	50.0
Lion's Bay	0	3	0	0	0	0	0	0	0	3	-100.0
Maple Ridge	9	22	8	0	0	0	0	0	17	22	-22.7
New Westminster	5	8	0	0	0	4	0	46	5	58	-91.4
North Vancouver City	2	1	0	0	0	0	2	2	4	3	33.3
North Vancouver DM	7	9	0	0	0	0	0	0	7	9	-22.2
Pitt Meadows	0	2	0	0	0	0	0	0	0	2	-100.0
Port Coquitlam	0	0	0	0	0	0	0	0	0	0	n/a
Port Moody	1	4	0	0	0	0	0	0	1	4	-75.0
Richmond	13	0	0	4	11	4	40	116	64	124	-48.4
Surrey - South	19	17	4	8	0	15	0	180	23	220	-89.5
Surrey - Cloverdale	31	31	0	0	18	43	30	17	79	91	-13.2
Surrey - North	39	36	6	0	6	31	4	2	55	69	-20.3
Surrey - Guildford	1	0	0	0	0	0	0	0	1	0	n/a
Surrey - Whalley	11	8	0	0	0	38	116	0	127	46	176.1
Surrey Total	101	92	10	8	24	127	150	199	285	426	-33.1
University Endowment Lands	1	0	2	0	0	0	0	0	3	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	199	0	199	-100.0
Vancouver - Kitsilano	0	2	0	0	0	0	0	0	0	2	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	0	0	4	0	0	0	0	0	4	-100.0
Vancouver - Kerrisdale	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - Marpole	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Eastside	25	9	0	0	0	0	36	8	61	17	***
Vancouver - Mt. Pleasant	0	0	0	0	4	0	0	0	4	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	0	13	0	0	13	3	0	0	13	16	-18.8
Vancouver Total	26	26	0	4	17	3	36	207	79	240	-67.1
West Vancouver	12	15	0	0	0	0	0	0	12	15	-20.0
White Rock	0	0	0	0	0	0	37	2	37	2	***
Vancouver CMA	208	264	34	38	117	178	299	680	658	1,160	-43.3

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	4	6	0	0	0	0	0	0	4	6	-33.3
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	5	6	0	0	0	0	2	0	7	6	16.7
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	7	9	2	0	15	0	91	0	115	9	**
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	6	1	2	2	0	4	0	0	8	7	14.3
Burnaby - Central Park	3	5	8	4	0	0	0	0	11	9	22.2
Burnaby - Remainder	20	22	8	24	0	23	0	81	28	150	-81.3
Burnaby Total	36	38	20	30	15	27	91	81	162	176	-8.0
Coquitlam	39	29	4	8	32	49	547	89	622	175	**
Delta - Tsawwassen	2	7	0	0	0	0	0	0	2	7	-71.4
Delta - Ladner	3	18	0	0	0	0	0	4	3	22	-86.4
Delta - North	22	23	0	0	10	32	1	0	33	55	-40.0
Delta	27	48	0	0	10	32	1	4	38	84	-54.8
Langley City	0	0	0	0	0	0	0	101	0	101	-100.0
Langley District	41	57	2	16	46	9	158	72	247	154	60.4
Lion's Bay	0	3	0	0	0	0	0	0	0	3	-100.0
Maple Ridge	59	80	18	0	6	0	0	0	83	80	3.8
New Westminster	18	12	0	2	0	4	240	210	258	228	13.2
North Vancouver City	3	7	6	2	20	0	289	2	318	11	**
North Vancouver DM	12	17	0	0	0	0	24	0	36	17	111.8
Pitt Meadows	3	8	0	0	0	0	0	70	3	78	-96.2
Port Coquitlam	3	3	0	2	30	11	80	23	113	39	189.7
Port Moody	1	10	0	0	0	0	0	230	1	240	-99.6
Richmond	23	54	2	8	105	11	107	405	237	478	-50.4
Surrey - South	77	43	18	20	46	38	271	180	412	281	46.6
Surrey - Cloverdale	118	79	0	0	35	51	92	30	245	160	53.1
Surrey - North	140	117	8	4	18	36	8	4	174	161	8.1
Surrey - Guildford	1	0	0	0	0	0	64	0	65	0	n/a
Surrey - Whalley	30	18	0	0	10	156	116	0	156	174	-10.3
Surrey Total	366	257	26	24	109	281	551	214	1,052	776	35.6
University Endowment Lands	2	1	2	4	0	0	0	0	4	5	-20.0
Vancouver - West End	0	0	0	0	0	0	319	0	319	0	n/a
Vancouver - Downtown	0	0	0	0	4	0	110	465	114	465	-75.5
Vancouver - Kitsilano	0	4	0	0	0	0	62	45	62	49	26.5
Vancouver - False Creek	0	0	0	0	7	0	860	0	867	0	n/a
Vancouver - Granville/Oak	0	0	0	10	0	6	21	124	21	140	-85.0
Vancouver - Kerrisdale	2	7	0	0	0	7	0	49	2	63	-96.8
Vancouver - Marpole	2	10	0	8	0	0	2	0	4	18	-77.8
Vancouver - Eastside	47	81	2	12	6	0	42	20	97	113	-14.2
Vancouver - Mt. Pleasant	1	0	2	10	18	0	0	96	21	106	-80.2
Vancouver - Strath/Grand	0	3	0	2	0	0	0	43	0	48	-100.0
Vancouver - Westside	6	30	0	0	19	16	0	90	25	136	-81.6
Vancouver Total	58	135	4	42	54	29	1,416	932	1,532	1,138	34.6
West Vancouver	25	25	0	0	0	0	0	0	25	25	0.0
White Rock	2	1	0	0	0	0	51	10	53	11	**
Vancouver CMA	728	798	84	138	427	453	3,557	2,443	4,796	3,832	25.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market

March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	23	0	0	0	81	0	0
Burnaby Total	0	23	0	0	0	81	0	0
Coquitlam	32	12	0	0	16	18	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	3
Delta - North	10	0	0	0	0	0	0	0
Delta	10	0	0	0	0	0	0	3
Langley City	0	0	0	0	0	0	0	0
Langley District	23	5	0	0	16	6	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	4	0	0	0	46	0	0
North Vancouver City	0	0	0	0	2	2	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	11	4	0	0	40	116	0	0
Surrey - South	0	15	0	0	0	180	0	0
Surrey - Cloverdale	18	43	0	0	21	4	9	13
Surrey - North	6	31	0	0	0	0	4	2
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	38	0	0	116	0	0	0
Surrey Total	24	127	0	0	137	184	13	15
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	112	0	87
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	36	0	0	8
Vancouver - Mt. Pleasant	4	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	13	3	0	0	0	0	0	0
Vancouver Total	17	3	0	0	36	112	0	95
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	37	2	0	0
Vancouver CMA	117	178	0	0	286	567	13	113

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	15	0	0	0	91	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	4	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	23	0	0	0	81	0	0
Burnaby Total	15	27	0	0	91	81	0	0
Coquitlam	32	49	0	0	547	89	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	4
Delta - North	10	32	0	0	0	0	1	0
Delta	10	32	0	0	0	0	1	4
Langley City	0	0	0	0	0	101	0	0
Langley District	46	9	0	0	158	72	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	6	0	0	0	0	0	0	0
New Westminster	0	4	0	0	240	210	0	0
North Vancouver City	20	0	0	0	289	2	0	0
North Vancouver DM	0	0	0	0	24	0	0	0
Pitt Meadows	0	0	0	0	0	70	0	0
Port Coquitlam	30	11	0	0	80	23	0	0
Port Moody	0	0	0	0	0	230	0	0
Richmond	105	8	0	3	107	405	0	0
Surrey - South	46	38	0	0	269	180	2	0
Surrey - Cloverdale	35	51	0	0	58	6	34	24
Surrey - North	18	36	0	0	0	0	8	4
Surrey - Guildford	0	0	0	0	64	0	0	0
Surrey - Whalley	10	140	0	16	116	0	0	0
Surrey Total	109	265	0	16	507	186	44	28
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	319	0	0	0
Vancouver - Downtown	4	0	0	0	110	378	0	87
Vancouver - Kitsilano	0	0	0	0	62	45	0	0
Vancouver - False Creek	7	0	0	0	678	0	182	0
Vancouver - Granville/Oak	0	6	0	0	21	124	0	0
Vancouver - Kerrisdale	0	7	0	0	0	49	0	0
Vancouver - Marpole	0	0	0	0	2	0	0	0
Vancouver - Eastside	6	0	0	0	42	12	0	8
Vancouver - Mt. Pleasant	18	0	0	0	0	96	0	0
Vancouver - Strath/Grand	0	0	0	0	0	43	0	0
Vancouver - Westside	19	16	0	0	0	90	0	0
Vancouver Total	54	29	0	0	1,234	837	182	95
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	51	10	0	0
Vancouver CMA	427	434	0	19	3,330	2,316	227	127

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Anmore	1	0	0	0	0	0	1	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	3	0	0	0	0	0	3	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	4	0	0	0	0	4	4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	7	0	0	0	0	0	7	0
Burnaby - Central Park	4	8	0	0	0	0	4	8
Burnaby - Remainder	4	32	0	104	0	0	4	136
Burnaby Total	19	44	0	104	0	0	19	148
Coquitlam	26	27	29	12	0	0	55	39
Delta - Tsawwassen	0	4	0	0	0	0	0	4
Delta - Ladner	0	9	0	0	0	3	0	12
Delta - North	5	15	10	0	0	0	15	15
Delta	5	28	10	0	0	3	15	31
Langley City	0	0	0	0	0	0	0	0
Langley District	28	28	23	5	0	1	51	34
Lion's Bay	0	3	0	0	0	0	0	3
Maple Ridge	8	22	9	0	0	0	17	22
New Westminster	5	8	0	50	0	0	5	58
North Vancouver City	4	3	0	0	0	0	4	3
North Vancouver DM	7	9	0	0	0	0	7	9
Pitt Meadows	0	2	0	0	0	0	0	2
Port Coquitlam	0	0	0	0	0	0	0	0
Port Moody	1	4	0	0	0	0	1	4
Richmond	53	0	11	124	0	0	64	124
Surrey - South	19	16	4	204	0	0	23	220
Surrey - Cloverdale	31	35	39	43	9	13	79	91
Surrey - North	39	36	12	31	4	2	55	69
Surrey - Guildford	1	0	0	0	0	0	1	0
Surrey - Whalley	11	8	116	38	0	0	127	46
Surrey Total	101	95	171	316	13	15	285	426
University Endowment Lands	1	0	2	0	0	0	3	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	112	0	87	0	199
Vancouver - Kitsilano	0	2	0	0	0	0	0	2
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	4	0	0	0	0	0	4
Vancouver - Kerrisdale	1	1	0	0	0	0	1	1
Vancouver - Marpole	0	1	0	0	0	0	0	1
Vancouver - Eastside	51	9	10	0	0	8	61	17
Vancouver - Mt. Pleasant	0	0	4	0	0	0	4	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	13	13	3	0	0	13	16
Vancouver Total	52	30	27	115	0	95	79	240
West Vancouver	12	15	0	0	0	0	12	15
White Rock	2	2	35	0	0	0	37	2
Vancouver CMA	328	320	317	726	13	114	658	1,160

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2010

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Anmore																
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--			
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--			
Belcarra																
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
Bowen Island																
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2010	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--			
Year-to-date 2009	0	0.0	1	12.5	0	0.0	0	0.0	7	87.5	8	--	--			
Burnaby																
March 2010	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	988,000	1,038,417			
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--			
Year-to-date 2010	0	0.0	0	0.0	0	0.0	5	10.2	44	89.8	49	900,000	976,731			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	17	54.8	14	45.2	31	889,900	922,780			
Coquitlam																
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--			
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--			
Year-to-date 2010	0	0.0	0	0.0	7	17.1	17	41.5	17	41.5	41	659,900	751,007			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	17	54.8	14	45.2	31	734,895	848,842			
Delta																
March 2010	0	0.0	0	0.0	3	42.9	3	42.9	1	14.3	7	--	--			
March 2009	0	0.0	0	0.0	4	33.3	6	50.0	2	16.7	12	632,398	763,281			
Year-to-date 2010	0	0.0	1	3.2	5	16.1	13	41.9	12	38.7	31	700,000	746,915			
Year-to-date 2009	0	0.0	0	0.0	5	17.2	16	55.2	8	27.6	29	629,895	731,051			
Langley City																
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--			
Langley District																
March 2010	0	0.0	0	0.0	8	40.0	6	30.0	6	30.0	20	624,500	825,130			
March 2009	0	0.0	0	0.0	9	40.9	12	54.5	1	4.5	22	628,450	648,717			
Year-to-date 2010	0	0.0	0	0.0	19	40.4	15	31.9	13	27.7	47	649,000	772,324			
Year-to-date 2009	1	1.4	4	5.4	23	31.1	34	45.9	12	16.2	74	623,450	673,150			

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

March 2010

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Lion's Bay																
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--			
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--			
Maple Ridge																
March 2010	0	0.0	4	36.4	5	45.5	2	18.2	0	0.0	11	540,000	542,791			
March 2009	0	0.0	4	25.0	7	43.8	5	31.3	0	0.0	16	566,950	571,606			
Year-to-date 2010	0	0.0	20	25.6	43	55.1	13	16.7	2	2.6	78	559,950	558,647			
Year-to-date 2009	0	0.0	14	24.6	27	47.4	16	28.1	0	0.0	57	565,000	569,849			
New Westminster																
March 2010	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--			
March 2009	0	0.0	0	0.0	0	0.0	6	85.7	1	14.3	7	--	--			
Year-to-date 2010	0	0.0	0	0.0	6	46.2	7	53.8	0	0.0	13	625,000	604,346			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	6	75.0	2	25.0	8	--	--			
North Vancouver City																
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--			
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--			
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--			
North Vancouver DM																
March 2010	1	16.7	0	0.0	0	0.0	1	16.7	4	66.7	6	--	--			
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--			
Year-to-date 2010	1	10.0	0	0.0	0	0.0	1	10.0	8	80.0	10	1,566,950	1,396,590			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,569,000	1,587,691			
Pitt Meadows																
March 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--			
March 2009	0	0.0	1	25.0	2	50.0	1	25.0	0	0.0	4	--	--			
Year-to-date 2010	0	0.0	1	20.0	1	20.0	3	60.0	0	0.0	5	--	--			
Year-to-date 2009	0	0.0	2	25.0	5	62.5	1	12.5	0	0.0	8	--	--			
Port Coquitlam																
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
March 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--			
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--			
Port Moody																
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--			
March 2009	0	0.0	1	16.7	0	0.0	0	0.0	5	83.3	6	--	--			
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--			
Year-to-date 2009	0	0.0	2	15.4	0	0.0	0	0.0	11	84.6	13	800,000	863,923			
Richmond																
March 2010	0	0.0	0	0.0	1	3.8	6	23.1	19	73.1	26	1,000,000	1,130,954			
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2010	0	0.0	0	0.0	1	2.8	8	22.2	27	75.0	36	1,000,000	1,115,661			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	10	21.7	36	78.3	46	1,000,000	1,054,105			

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

March 2010

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Surrey																
March 2010	0	0.0	10	9.2	52	47.7	30	27.5	17	15.6	109	599,000	631,549			
March 2009	0	0.0	5	4.5	37	33.3	36	32.4	33	29.7	111	669,000	715,977			
Year-to-date 2010	0	0.0	25	6.7	178	47.6	110	29.4	61	16.3	374	599,000	640,226			
Year-to-date 2009	1	0.3	8	2.8	98	33.8	89	30.7	94	32.4	290	669,000	729,185			
University Endowment Lands																
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--			
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Vancouver City																
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	900,000	1,243,184			
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	28	100.0	28	1,629,500	1,563,964			
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	4.7	82	95.3	86	994,000	1,538,301			
Year-to-date 2009	0	0.0	0	0.0	2	1.6	8	6.3	117	92.1	127	900,000	1,227,638			
West Vancouver																
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--			
March 2009	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--			
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	2,940,000	2,777,387			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	2,194,700	2,547,979			
White Rock																
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--			
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--			
Vancouver CMA																
March 2010	1	0.4	15	6.0	69	27.5	51	20.3	115	45.8	251	700,000	913,877			
March 2009	0	0.0	11	4.6	59	24.8	67	28.2	101	42.4	238	699,000	929,898			
Year-to-date 2010	1	0.1	47	5.8	261	32.3	199	24.6	300	37.1	808	659,000	854,833			
Year-to-date 2009	2	0.3	31	4.1	160	21.2	203	26.9	360	47.6	756	729,000	885,111			

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
March 2010

Submarket	March 2010	March 2009	% Change	YTD 2010	YTD 2009	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	1,038,417	--	n/a	976,731	922,780	5.8
Coquitlam	--	--	n/a	751,007	848,842	-11.5
Delta	--	763,281	n/a	746,915	731,051	2.2
Langley City	--	--	n/a	--	--	n/a
Langley District	825,130	648,717	27.2	772,324	673,150	14.7
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	542,791	571,606	-5.0	558,647	569,849	-2.0
New Westminster	--	--	n/a	604,346	--	n/a
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	1,396,590	1,587,691	-12.0
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	863,923	n/a
Richmond	1,130,954	--	n/a	1,115,661	1,054,105	5.8
Surrey Total	631,549	715,977	-11.8	640,226	729,185	-12.2
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,243,184	1,563,964	-20.5	1,538,301	1,227,638	25.3
West Vancouver	--	--	n/a	2,777,387	2,547,979	9.0
White Rock	--	--	n/a	--	--	n/a
Vancouver CMA	913,877	929,898	-1.7	854,833	885,111	-3.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
March 2010

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2009	January	292	5,834	5%	782,961	109	2,334	5%	449,389	362	5,798	6%	365,657
	February	589	6,118	10%	792,551	244	2,463	10%	437,233	650	5,962	11%	353,064
	March	904	6,266	14%	763,248	392	2,528	16%	442,266	978	5,785	17%	354,605
2010	January	709	4,134	17%	950,785	327	1,462	22%	552,971	891	4,621	19%	420,566
	February	984	4,694	21%	963,191	417	1,582	26%	550,873	1,074	5,070	21%	432,964
	March	1,344	5,051	24%	1,002,020	549	1,919	29%	489,199	1,253	6,161	20%	432,754

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Table 5: MLS® Residential Activity for Vancouver**First Quarter 2010**

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price (\$)
2009	Q1	1,785	18,218	10%	776,142	745	6,325	10%	441,660	1,990	17,545	11%	356,112
	Q2												
	Q3												
	Q4												
2010	Q1	3,037	14,329	21%	977,478	1,293	4,963	26%	525,217	3,218	15,852	20%	429,449
	Q2												
	Q3												
	Q4												

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Note: Based on boundaries of the REBGV, does not include Langley, North Delta, Surrey, White Rock

Table 6: Economic Indicators

March 2010

		Interest Rates		NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market				
		P & I Per \$100,000	Mortgage Rates (%)			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)	
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.7	112.0	1,230	5.2	66.1	818
	February	627	5.00	5.79	116.2	112.5	1,225	5.8	66.1	821
	March	613	4.50	5.55	114.9	112.6	1,222	6.2	66.2	816
	April	596	3.90	5.25	113.5	112.6	1,228	6.6	66.6	815
	May	596	3.90	5.25	114.0	113.3	1,232	6.9	66.9	809
	June	631	3.75	5.85	113.0	113.3	1,239	7.1	67.3	809
	July	631	3.75	5.85	114.3	112.9	1,237	7.2	67.1	804
	August	631	3.75	5.85	114.5	113.6	1,235	7.4	67.1	812
	September	610	3.70	5.49	116.1	113.5	1,238	7.2	66.9	818
	October	630	3.80	5.84	116.9	112.7	1,238	7.4	67.0	827
	November	616	3.60	5.59	117.2	113.1	1,240	7.4	66.9	823
	December	610	3.60	5.49	118.0	112.7	1,238	7.7	66.9	824
2010	January	610	3.60	5.49	118.5	113.1	1,241	7.8	67.0	823
	February	604	3.60	5.39	119.2	113.9	1,241	7.7	66.8	826
	March	631	3.60	5.85		113.6	1,238	7.8	66.5	826
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

n/a Not applicable

*

** Percent change > 200%

- Nil

-- Amount too small to be expressed

SA Monthly figures are adjusted to remove normal seasonal variation

Table I: Housing Activity Summary of Abbotsford CMA
March 2010

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
March 2010	34	0	10	0	0	0	0	0	44	
March 2009	6	0	0	0	0	0	0	0	6	
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**	
Year-to-date 2010	79	0	20	1	7	0	0	0	107	
Year-to-date 2009	23	0	8	0	16	0	0	0	47	
% Change	**	n/a	150.0	n/a	-56.3	n/a	n/a	n/a	127.7	
UNDER CONSTRUCTION										
March 2010	177	0	64	6	45	157	1	0	450	
March 2009	185	0	62	23	64	694	0	0	1,028	
% Change	-4.3	n/a	3.2	-73.9	-29.7	-77.4	n/a	n/a	-56.2	
COMPLETIONS										
March 2010	31	0	6	4	0	0	0	0	41	
March 2009	33	0	2	1	0	0	0	0	36	
% Change	-6.1	n/a	200.0	**	n/a	n/a	n/a	n/a	13.9	
Year-to-date 2010	68	0	22	12	6	136	0	0	244	
Year-to-date 2009	67	0	22	1	49	0	0	0	139	
% Change	1.5	n/a	0.0	**	-87.8	n/a	n/a	n/a	75.5	
COMPLETED & NOT ABSORBED										
March 2010	88	0	9	10	30	64	0	0	201	
March 2009	180	0	20	12	79	17	0	0	308	
% Change	-51.1	n/a	-55.0	-16.7	-62.0	**	n/a	n/a	-34.7	
ABSORBED										
March 2010	27	0	5	3	5	12	0	0	52	
March 2009	18	0	4	1	0	3	0	0	26	
% Change	50.0	n/a	25.0	200.0	n/a	**	n/a	n/a	100.0	
Year-to-date 2010	62	0	16	4	12	146	0	0	240	
Year-to-date 2009	52	0	40	1	21	3	0	0	117	
% Change	19.2	n/a	-60.0	**	-42.9	**	n/a	n/a	105.1	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
March 2010

	Ownership						Rental		Total*	
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other		
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other				
STARTS										
Abbotsford City										
March 2010	22	0	10	0	0	0	0	0	32	
March 2009	5	0	0	0	0	0	0	0	5	
Fraser Valley H RDA										
March 2010	0	0	0	0	0	0	0	0	0	
March 2009	0	0	0	0	0	0	0	0	0	
Mission DM										
March 2010	12	0	0	0	0	0	0	0	12	
March 2009	1	0	0	0	0	0	0	0	1	
Abbotsford CMA										
March 2010	34	0	10	0	0	0	0	0	44	
March 2009	6	0	0	0	0	0	0	0	6	
UNDER CONSTRUCTION										
Abbotsford City										
March 2010	114	0	64	6	45	157	1	0	387	
March 2009	138	0	62	23	62	694	0	0	979	
Fraser Valley H RDA										
March 2010	0	0	0	0	0	0	0	0	0	
March 2009	0	0	0	0	0	0	0	0	0	
Mission DM										
March 2010	63	0	0	0	0	0	0	0	63	
March 2009	47	0	0	0	2	0	0	0	49	
Abbotsford CMA										
March 2010	177	0	64	6	45	157	1	0	450	
March 2009	185	0	62	23	64	694	0	0	1,028	
COMPLETIONS										
Abbotsford City										
March 2010	22	0	6	4	0	0	0	0	32	
March 2009	13	0	2	1	0	0	0	0	16	
Fraser Valley H RDA										
March 2010	0	0	0	0	0	0	0	0	0	
March 2009	0	0	0	0	0	0	0	0	0	
Mission DM										
March 2010	9	0	0	0	0	0	0	0	9	
March 2009	20	0	0	0	0	0	0	0	20	
Abbotsford CMA										
March 2010	31	0	6	4	0	0	0	0	41	
March 2009	33	0	2	1	0	0	0	0	36	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.1: Housing Activity Summary by Submarket
March 2010

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
COMPLETED & NOT ABSORBED										
Abbotsford City										
March 2010	65	0	9	10	18	52	0	0	154	
March 2009	92	0	20	12	42	5	0	0	171	
Fraser Valley H RDA										
March 2010	0	0	0	0	0	0	0	0	0	
March 2009	0	0	0	0	0	0	0	0	0	
Mission DM										
March 2010	23	0	0	0	12	12	0	0	47	
March 2009	88	0	0	0	37	12	0	0	137	
Abbotsford CMA										
March 2010	88	0	9	10	30	64	0	0	201	
March 2009	180	0	20	12	79	17	0	0	308	
ABSORBED										
Abbotsford City										
March 2010	19	0	5	3	1	12	0	0	40	
March 2009	9	0	4	1	0	3	0	0	17	
Fraser Valley H RDA										
March 2010	0	0	0	0	0	0	0	0	0	
March 2009	0	0	0	0	0	0	0	0	0	
Mission DM										
March 2010	8	0	0	0	4	0	0	0	12	
March 2009	9	0	0	0	0	0	0	0	9	
Abbotsford CMA										
March 2010	27	0	5	3	5	12	0	0	52	
March 2009	18	0	4	1	0	3	0	0	26	

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table I.2A: History of Housing Starts of Abbotsford CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2
2000	373	2	0	1	22	0	6	0	405

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	% Change
Abbotsford City	22	5	0	0	0	0	10	0	32	5	**
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	12	1	0	0	0	0	0	0	12	1	**
Abbotsford CMA	34	6	0	0	0	0	10	0	44	6	**

Table 2.I: Starts by Submarket and by Dwelling Type
January - March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	49	18	0	2	7	14	20	8	76	42	81.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	31	5	0	0	0	0	0	0	31	5	**
Abbotsford CMA	80	23	0	2	7	14	20	8	107	47	127.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Abbotsford City	0	0	0	0	10	0	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	10	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	7	14	0	0	20	8	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	7	14	0	0	20	8	0	0

Table 2.4: Starts by Submarket and by Intended Market
March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Abbotsford City	32	5	0	0	0	0	32	5
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	12	1	0	0	0	0	12	1
Abbotsford CMA	44	6	0	0	0	0	44	6

Table 2.5: Starts by Submarket and by Intended Market
January - March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	68	26	8	16	0	0	76	42
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	31	5	0	0	0	0	31	5
Abbotsford CMA	99	31	8	16	0	0	107	47

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type**March 2010**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	% Change
Abbotsford City	26	14	0	0	0	0	6	2	32	16	100.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	9	20	0	0	0	0	0	0	9	20	-55.0
Abbotsford CMA	35	34	0	0	0	0	6	2	41	36	13.9

Table 3.1: Completions by Submarket and by Dwelling Type**January - March 2010**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	48	32	0	16	6	33	158	22	212	103	105.8
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	32	36	0	0	0	0	0	0	32	36	-11.1
Abbotsford CMA	80	68	0	16	6	33	158	22	244	139	75.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Abbotsford City	0	0	0	0	6	2	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	6	2	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	6	33	0	0	158	22	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	6	33	0	0	158	22	0	0

Table 3.4: Completions by Submarket and by Intended Market
March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009	March 2010	March 2009
Abbotsford City	28	15	4	1	0	0	32	16
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	9	20	0	0	0	0	9	20
Abbotsford CMA	37	35	4	1	0	0	41	36

Table 3.5: Completions by Submarket and by Intended Market
January - March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	58	53	154	50	0	0	212	103
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	32	36	0	0	0	0	32	36
Abbotsford CMA	90	89	154	50	0	0	244	139

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range**March 2010**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)			
	< \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 +							
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)						
Abbotsford City																
March 2010	0	0.0	5	22.7	12	54.5	3	13.6	2	9.1	22	550,000	575,432			
March 2009	1	10.0	1	10.0	2	20.0	4	40.0	2	20.0	10	630,250	661,500			
Year-to-date 2010	0	0.0	6	18.8	3	9.4	5	15.6	3	9.4	32	560,000	583,166			
Year-to-date 2009	1	3.3	2	6.7	8	26.7	7	23.3	8	26.7	30	606,250	660,037			
Fraser Valley H RDA																
March 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
March 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--			
Mission DM																
March 2010	0	0.0	7	87.5	0	0.0	1	12.5	0	0.0	8	--	--			
March 2009	0	0.0	8	88.9	0	0.0	0	0.0	0	0.0	9	--	--			
Year-to-date 2010	2	5.9	30	88.2	0	0.0	1	2.9	0	0.0	34	454,450	454,547			
Year-to-date 2009	0	0.0	17	73.9	0	0.0	0	0.0	0	0.0	23	475,900	487,343			
Abbotsford CMA																
March 2010	0	0.0	12	40.0	2	6.7	4	13.3	2	6.7	30	539,950	548,363			
March 2009	1	5.3	9	47.4	2	10.5	4	21.1	2	10.5	19	465,900	568,768			
Year-to-date 2010	2	3.0	36	54.5	3	4.5	6	9.1	3	4.5	66	479,450	516,908			
Year-to-date 2009	1	1.9	19	35.8	8	15.1	7	13.2	8	15.1	53	545,000	585,094			

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
March 2010

Submarket	March 2010	March 2009	% Change	YTD 2010	YTD 2009	% Change
Abbotsford City	575,432	661,500	-13.0	583,166	660,037	-11.6
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	--	--	n/a	454,547	487,343	-6.7
Abbotsford CMA	548,363	568,768	-3.6	516,908	585,094	-11.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley

March 2010

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to-New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$)
								SA		
2009	January	361	-60.2	648	1,752	2,015	32.2	400,783	-6.4	416,116
	February	643	-48.0	761	2,004	2,108	36.1	392,138	-10.2	399,931
	March	932	-24.7	870	2,626	2,023	43.0	392,692	-11.5	389,590
	April	1,220	-27.7	1,005	2,210	1,955	51.4	409,168	-6.8	407,994
	May	1,415	-7.6	1,149	2,500	2,036	56.4	419,378	-3.1	403,487
	June	1,877	41.3	1,356	2,497	2,049	66.2	424,728	-4.9	412,992
	July	1,982	63.0	1,492	2,823	2,261	66.0	425,479	-1.7	420,410
	August	1,669	91.0	1,583	2,209	2,348	67.4	434,841	0.7	432,283
	September	1,488	61.0	1,557	2,321	2,089	74.5	436,754	5.5	432,694
	October	1,583	120.5	1,765	2,466	2,407	73.3	445,637	7.5	456,570
	November	1,409	191.7	1,756	1,833	2,492	70.5	431,678	7.1	440,598
	December	1,081	142.9	1,719	1,192	2,651	64.8	446,546	8.8	440,129
2010	January	905	150.7	1,605	2,572	2,985	53.8	433,971	8.3	443,700
	February	1,119	74.0	1,333	2,573	2,652	50.3	436,157	11.2	445,588
	March	1,458	56.4	1,324	3,073	2,368	55.9	455,947	16.1	459,262
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
		Q1 2009	1,936	-42.8	6,382			394,017	-9.8	
		Q1 2010	3,482	79.9	8,218			443,875	12.7	
		YTD 2009	1,936	-42.8	6,382			394,017	-9.8	
		YTD 2010	3,482	79.9	8,218			443,875	12.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

All figures contained in this publication are smoothed data, except for sales and active listings.

Raw data: data observed for the current quarter.

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

* Single-family homes: detached, semi-detached and row homes

** At the end of the quarter

*** observed change greater than 100%

n/a: data not available when fewer than 8 sales are recorded during the quarter.

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

Table 6: Economic Indicators
March 2010

		Interest Rates		NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market				
		P & I Per \$100,000	Mortgage Rates (%)			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)	
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.2	111.4	87	6.2	69.2	744
	February	627	5.00	5.79	115.9	111.9	87	6.6	69.0	752
	March	613	4.50	5.55	114.6	112.0	85	7.0	67.6	763
	April	596	3.90	5.25	113.3	112.1	84	7.2	66.9	754
	May	596	3.90	5.25	113.7	112.9	83	7.7	66.5	752
	June	631	3.75	5.85	112.8	112.8	84	8.3	67.4	747
	July	631	3.75	5.85	113.5	112.4	84	9.0	67.8	752
	August	631	3.75	5.85	113.7	112.8	85	8.8	68.5	764
	September	610	3.70	5.49	115.1	112.7	86	8.7	69.3	768
	October	630	3.80	5.84	115.8	112.1	88	7.9	70.0	774
	November	616	3.60	5.59	116.1	112.4	89	7.8	70.5	774
	December	610	3.60	5.49	116.8	111.9	89	7.3	70.4	786
2010	January	610	3.60	5.49	117.3	112.2	89	7.3	70.2	798
	February	604	3.60	5.39	117.8	113.2	89	6.6	69.7	799
	March	631	3.60	5.85		112.6	89	6.2	69.3	791
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2010 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

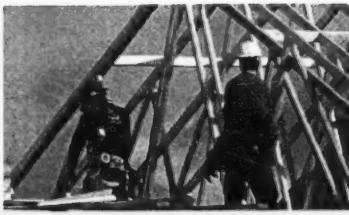
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.



STAY ON TOP OF THE HOUSING MARKET

Enhance your decision-making with the latest information on Canadian housing trends and opportunities.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

Free reports available on-line:

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – *Canada and Regional*
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Client e-Update

A monthly e-newsletter that features the latest market insight, housing research and information to help housing finance professionals enhance client relationships and grow their business.